

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark Kutney, AICP, Development Services Director/(954) 797-1101
Prepared by: Bradley Swing, Planner II

SUBJECT: Ordinance – Land Use Plan Amendment
LA 03-07/Industrial Developments International, Inc., Generally located east of SW 58 Avenue, west of Florida’s Turnpike, south of Griffin Road.

AFFECTED DISTRICT: District 1

TITLE OF AGENDA ITEM:

AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING FOR TRANSMITTAL TO THE DEPARTMENT OF COMMUNITY AFFAIRS, APPLICATION LA 03-07, AMENDING THE TOWN OF DAVIE COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE PLAN MAP DESIGNATION OF CERTAIN LANDS FROM “RESIDENTIAL 1 DU/AC” TO “EMPLOYMENT CENTER-LOW”; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

REPORT IN BRIEF: This request is to change the land use designation for a 98.5 acre parcel of land located on the east side of SW 58 Avenue approximately 1650 feet south of Griffin Road, west of Florida’s Turnpike, from “Residential 1 DU/AC” to “Employment Center-Low” (EC-L). The proposed EC-L land use is compatible with the surrounding development patterns due to the compatibility of the proposed land use with residential development in the area. The current land use for the subject property would allow approximately 97 single family homes. The applicant has proposed the land use designation of EC-L to allow for the development of a 1,500,000 square foot Corporate Park consisting of 900,000 square feet of fabrication and assembly use, 300,000 square feet of office use, and 300,000 square feet of specialty retail use. The designation of this site as EC-L would allow for the development of a Corporate Park adjacent to Florida’s Turnpike under a new land use category that does not allow light manufacturing as a permitted use.

PREVIOUS ACTIONS: On September 10, 2003 the Local Planning Agency meeting was cancelled due to a lack of quorum. Town Council tabled this item from the September 17, 2003 Town Council meeting to the October 1, 2003 Town Council meeting at the request of staff.

This item was tabled from the October 1, 2003 Town Council meeting to the November 5, 2003 Town Council meeting at the request of the applicant.

This item was tabled from the November 5, 2003 Town Council meeting to the December 3, 2003 Town Council meeting at the request of the applicant.

This item was tabled from the December 3, 2003 Town Council meeting to the March 17, 2003 Town Council meeting at the request of the applicant.

At the December 17, 2003 Town Council meeting, Town Council denied a request to reconsider the December 3, 2003 request to table this item to the March 17, 2004 Town Council meeting.

CONCURRENCES: The Local Planning Agency (LPA) voted at the September 24, 2003 meeting to deny the application (motion carried 5-0)

FISCAL IMPACT: None

RECOMMENDATION: Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

Attachments: Ordinance, Planning Report, Existing Future Land Use Map, Proposed Future Land Use Map, Subject Site, Zoning and Aerial Map, Land Use Application

ORDINANCE _____

AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING FOR TRANSMITTAL TO THE DEPARTMENT OF COMMUNITY AFFAIRS, APPLICATION LA 03-07, AMENDING THE TOWN OF DAVIE COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE PLAN MAP DESIGNATION OF CERTAIN LANDS FROM "RESIDENTIAL 1 DU/AC" TO "EMPLOYMENT CENTER - LOW"; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Council of the Town of Davie desires to amend the Future Land Use Map of the Comprehensive Plan as designated on the property described below from Residential 1 DU/AC to Employment Center-Low; and

WHEREAS, the Local Planning Agency of the Town of Davie held a public hearing duly advertised as required by State Statutes on September 24, 2003; and

WHEREAS, the Town Council of the Town of Davie held a public hearing duly advertised as required by State Statutes on March 17, 2004 and on the date of adoption of this Ordinance; and

WHEREAS, the Town Council of the Town of Davie desires to transmit the proposed Land Use Plan Amendment provided herein to the State of Florida Department of Community Affairs (DCA) for their review and consideration; and

WHEREAS, the proposed amendment is in conformance with the Town of Davie Comprehensive Plan and the Broward County Land Use Plan; and

WHEREAS, the application for amendment must be forwarded to the Broward County Planning Council with appropriate recommendations.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA.

SECTION 1. That the future land use plan map designation for the property described and illustrated on Exhibit "A" attached hereto, be and the same is hereby amended and changed from Residential 1 DU/AC to Employment Center-Low.

SECTION 2. That the future land use plan map hereto adopted by the Town Council be and the same hereby amended to show the property described in Section 1, herein, as Employment Center-Low.

SECTION 3. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion of this Ordinance.

SECTION 4. The Town Council of the Town of Davie authorizes the Town Administrator or designee to submit Application LA 03-07 to the Broward County Planning Council with a recommendation of approval, authorizes the Planning Council to transmit the amendment to the Florida Department of Community Affairs, and requests the County adopt a corresponding amendment to the Broward County Land Use Plan.

SECTION 5. The effective date of this plan amendment shall be conditional upon Broward County Planning Council recertification and the date a final order is issued by the Department of Community Affairs or Administration Commission finding the amendment in compliance in accordance with Section 163.3184, F.S.

PASSED ON FIRST READING THIS ____ DAY OF _____, 2004

PASSED ON SECOND READING THIS ____ DAY OF _____, 2004

MAYOR/COUNCILMEMBER

ATTEST:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2004

TOWN OF DAVIE
Development Services Department
Planning & Zoning Division Staff
Report and Recommendation

APPLICANT INFORMATION

Owner:

Name: Wilson Road Company
Address: 4621 SW 58 Avenue
City: Davie, FL 33314

Agent/Council:

Name: Miller, Legg & Associates, Inc.
Address: 1800 N. Douglass Road, Suite 200
City: Pembroke Pines, FL 33024
Phone: (954) 436-7000

Owner:

Name: Rita Wynne Herzig
Address: 605 E. 82 Street
City: New York, NY 10028-7955

Owner:

Name: Warren J. & Patricia R. North
Address: 5575 SW 64 Avenue
City: Ft. Lauderdale, FL 33314

BACKGROUND INFORMATION

Date of Notification: August 26 & 29, 2003

Number of Notifications: 153

Application Request: Land Use Plan Amendment for 98.5 acres of land **From:** Residential 1 DU/AC **To:** Employment Center-Low.

Applicant's Stated Reasons for the Amendment: The applicant states: "A 98.5 acre Corporate Park is proposed for the amendment site. The request to amend this property from the Residential 1 DU/AC land use category to the Employment Center - Low category comes after approximately one year of research and preparation for this project. In this year of research, the Employment Center - Low category was determined to be the most suitable for the site given the surrounding context of the amendment area. The amendment site falling south and east of the Town of Davie - South Florida Educational RAC, will compliment the objectives of the established RAC by a continuation of research related and employment activity opportunities afforded by this proposed land use. The amendment site, also falling just south of a mixture of existing commercial and an employment center land use will provide a transitional zone to the residential areas to the south and west. The designated low employment use, as intended by the policies established by the Planning Council, will be inherently compatible with the surrounding residential uses by providing research and employment related, high technology based activities.

The Corporate Park itself, by design, will employ enhanced buffering to the residential areas by providing environmental and mitigation areas adjacent to the roadway to the

west, and an excess of 850 feet of existing mitigation including a 300 foot wide utility parcel falls directly to the south of the site. Additionally, the Corporate Park massings on the edge will internalize the components of the uses providing for an even greater barrier to the adjacent residential areas, while also providing a buffering of the residential area to the turnpike on the eastern edge of the amendment site.

With the site's eastern boundary bordering the Florida's Turnpike, and the proximity to access along Griffin Road, the low employment use is a 'natural' given the site's location on a larger context. This area, however, other than a 57-acre nursery, has remained vacant with no economic value to the Town. The amendment area adjacent to the Florida's Turnpike, as well as, being within proximity of I-95 and I-595, and a short distance to major ports, airports and urban areas makes this site prime for this type of development. With proximity to many other commercial thoroughfares and industrial and urban hubs, it is conducive to a non-residential use. A corporate park of this size at this location, will provide an economic boost, tremendous tax base and provision of employment opportunities for the Town of Davie."

Affected District: District 1

Address/Location: Generally located on the east side of SW 58 Avenue, west of Florida's Turnpike, approximately 1650 feet south of Griffin Road.

Future Land Use Designation: The existing land use designation is Residential 1 DU/AC on the Town of Davie Future Land Use Plan Map and Residential 1 DU/AC on the Broward County Land Use Plan Map.

Existing Use: Nursery on south 57 acres and the remaining 41.5 acres are vacant land.

Existing Zoning: A-1, Agricultural District

Proposed Use: 1,500,000 square foot Corporate Park/Employment Center

Parcel Size: 98.5 acres (4,290,660square feet)

	<u>Surrounding Uses:</u>	<u>Surrounding Land Use Plan Designation:</u>
North:	Landscape Nurseries/Single Family Residential/Vacant	Residential (1 DU/AC)
South:	FPL Property	Residential (1 DU/AC)
East:	Florida's Turnpike	Transportation
West:	Single Family Residential/Vacant	Residential (1 DU/AC)

Surrounding Zoning:

North:	A-1, Agricultural District
South:	A-1, Agricultural District
East:	T, Transportation District
West:	A-1, Agricultural District; R-1, Estate Dwelling District

ZONING HISTORY

Related Zoning History: None.

Previous Requests on same property: The Town initiated Land Use Plan Amendment LABC 98-3A to change the land use of 148 acres of land, including the subject parcel, to a land use classification of Employment Center. The application was withdrawn.

Poinciana Homes of Broward County, Inc. initiated Land Use Plan Amendment LA 02-1 to change the land use of a portion of the subject site (the 57 acre nursery), to a land use classification of Special Classification 2.3 DU/AC. The application was denied by Town Council on February 21, 2002 by a vote of 5-0.

Comprehensive Plan Considerations

Planning Area: The subject property falls within Planning Area 9. This Planning Area is south of Griffin Road, generally north of Stirling Road, east of SW 76 Avenue and west of the Florida Turnpike. This area is predominantly agricultural in nature with scattered low-density single-family residential development. Low profile commercial development lines the Griffin Road, Davie Road, and Stirling Road corridors.

Broward County Land Use Plan: The Broward County Land Use Plan has identified this parcel of land as E, Residential 1 DU/AC. The subject site falls within Flexibility Zone 102.

Concurrency Considerations: Adequate potable water and sanitary sewer capacity, solid waste capacity, and drainage will be available to serve the proposed designation. The proposed land use change from Residential 1 DU/AC to Employment Center-Low will create the following impacts on public facilities and services:

Potable Water: The area of this amendment is located in the Town of Davie Utility Service Area One and is serviced by the System III Water Treatment Facility. The facility has an existing capacity of 7.8 million gallons per day of effective capacity. Current projected demand is 4.45 million gallons per day (MGD) and a long range capacity of 11.80 MGD will be in service upon completion of two 2.0 MGD expansions by the year 2008. The amendment will result in a net increase in demand of 130,525 gallons per day. Sufficient potable water capacity is available to serve the proposed amendment.

Wastewater Treatment and Disposal: The area of this amendment is located in the Town of Davie Utility Service Area One and is serviced by the System II Wastewater Treatment Plant. The current total capacity of this plant is 3.0 to 5.0 million gallons per day. However, expansion plans for the plant would increase that capacity to 7.0 million gallons per day by 2001 as reported in the Town of Davie Comprehensive Plan (December 1999). The proposed land use amendment would result in a net increase in the amount of wastewater effluent produced for the site by 130,525 gallons per day. Sufficient sanitary sewer capacity is available to serve the proposed amendment.

Solid Waste Disposal: The amendment is served by the Broward County's two (2) resource recovery facilities and the County Interim Contingency Landfill. The current capacity at the resource recovery facilities is 1.6 million tons per year and the Broward Interim Contingency Landfill has a capacity of 3,800,000 cubic yards. The proposed amendment will result in an increase in demand for solid waste in the amount of 32,124 pounds per day. There is sufficient capacity to serve the future solid waste demands of the amendment area

Drainage: The Central Broward Water Control District (CBWCD) has jurisdiction over the drainage requirements for the amendment site. Pursuant to the CBWCD, the current level of service (LOS) is the twenty-five year design storm frequency, seventy-two hour duration rainfall density. The LOS for the maximum allowable discharge in the Western C-11 South Florida Water Management District (SFWMD) Canal Basin (where the CBWCD S-4 Canal outfalls) is $\frac{3}{4}$ " per acre per day. This amendment site operates at the adopted level of service. Adequate facilities are available to meet the needs of this project.

Local and Regional Traffic Circulation: The proposed amendment will have an adverse affect on traffic circulation. According to the results of the traffic analysis performed by the applicant for the subject site, an increase in daily gross trips of 20,888 is projected. Development of the site as single family homes would generate 1,008 trips per day while development associated with the proposed amendment would generate 21,906 trips per day. Analysis of the 2015 traffic forecasts including the amendments traffic indicates that there will be 22 failing links in the regional roadway network by the year 2015. Some of the impacted roadways include Griffin Road, Stirling Road, Interstate 595, University Drive, Davie Road, Florida's Turnpike, and State Road 7. No access will be provided to the subject site on SW 58 Avenue. All access to the site will be provided from Griffin Road along the SW 52 Avenue access road adjacent to Florida's Turnpike. Potential traffic circulation problems exist associated with increased traffic on Griffin Road and the location of the site's access approximately 550 feet from the intersection with Florida's Turnpike.

Fire Protection: The Town of Davie Fire Department has no comment at this time.

Police Protection: The Town of Davie Police Department has no comment at this time.

School sites and pupil generation: The amendment site proposes a non-residential use; therefore there will be no additional impact on existing schools.

Recreation and Open Space: No additional park acreage is required to serve this amendment. Since the proposed uses are non-residential, with no proposed households, there are no additional demands on the existing parks, therefore no change is required.

Applicable Goals, Objectives & Policies:

Future Land Use Element, Objective 1: The Town shall continue to maintain and implement land development regulations, including subdivision regulations, that will insure that development may be permitted only after it has been demonstrated that soils, topography, natural resources, historic resources and the availability of essential facilities and services have been accommodated.

Future Land Use Element, Policy 1-3: Land development regulations shall incorporate a review process to insure that the essential facilities and services shall be provided pursuant to the adopted level of service standards contained in the Comprehensive Plan, and shall include a mechanism to insure that the cumulative impacts of proposed development are identified. Essential facilities and services shall be available, constructed and maintained, concurrent with the impacts of development, pursuant to the adopted level of service standards and criteria for determination of concurrency contained in the Comprehensive Plan.

Future Land Use Element, Objective 4: Pursuant to the adopted Davie Future Land Use Plan Map, land uses, intensities and densities shall be distributed and concentrated in such a manner so as to promote an economically sound community and discourage urban sprawl.

Future Land Use Element, Policy 4-1: A request for amendment to the Davie Future Land Use Plan Map resulting in a change in density or intensity shall be evaluated based on the availability of existing essential facilities and services. Priority shall be given to requests requiring no increase in capital expenditures, and for proposals not requiring unprogramed expansion of facilities or services.

Future Land Use Element, Policy 4-2: The extension of essential services shall be prioritized and directed to portions of the Town that already have other services available.

Future Land Use Element, Policy 4-3: Infill shall be encouraged as a means of directing growth to areas already containing essential infrastructure improvements, such as potable water and sanitary sewer services. Priority shall be given to areas suitable for infill development in the extension of infrastructure.

Future Land Use Element, Policy 9-6: Application of the Employment Center land use designation shall be directed to lands located in close proximity to major transportation features, and is designed to promote tourist-oriented, high technology and service-based activities.

Staff Analysis

The proposed amendment requests a change in land use designation from “Residential 1 DU/AC” to “Employment Center-Low” (EC-L) for 98.5 acres of land along the eastern

side of SW 58 Avenue, South of Griffin Road west of Florida's Turnpike. The current land use for the subject property would allow approximately 98 single family homes. The applicant has proposed the land use designation of EC-L to allow for the development of a 1,500,000 square foot Corporate Park consisting of 900,000 square feet of fabrication and assembly use, 300,000 square feet of office use, and 300,000 square feet of specialty retail use.

The proposed land use change is compatible with the surrounding development patterns due to the compatibility of the EC-L with residential development in the area. Adjacent land use plan designations include "Residential 1 DU/AC" to the north, south, and west and "Transportation" to the east. Adjacent land use plan designations in the vicinity of the site also include "Commercial", "Residential/Office", and "Residential 5 DU/AC" to the north and "Regional Activity Center" to the northwest and north of Orange Drive. The nearest residential development to the south is designated "Residential 3 DU/AC", however it is separated from the subject site by an 18.7 acre FPL easement and the 38.9 acre Westbrook Wetland Mitigation site.

According to the Town of Davie Comprehensive Plan; the Town encourages the application of the Employment Center land use designation for land near major transportation corridors. The subject site is located at the southwest corner of Griffin Road and Florida's Turnpike. Griffin Road is a six lane divided urban arterial roadway and Florida's Turnpike is a six lane limited access urban principal arterial roadway

In regard to concurrency, the proposed amendment will not have any adverse affects on potable water, wastewater treatment and disposal, solid waste disposal, drainage, school enrollment, or recreation and open space. The proposed amendment will have an adverse affect on traffic circulation. When compared with the potential development of 98 single family dwelling units under the existing Residential land use designation, the impact of the proposed Employment Center will result in an increase in daily gross trips of 20,888. No access will be provided to the subject site on SW 58 Avenue. All access to the site will be provided from Griffin Road along the SW 52 Avenue access road adjacent to Florida's Turnpike. Increased traffic on Griffin Road near the intersection with Florida's Turnpike associated with the proposed amendment may result in potential traffic circulation problems in the area.

The "Employment Center-Low" land use category is a Broward County category that is designed to be compatible with residential neighborhoods because light manufacturing is not a permitted use. In addition, the existing residential uses located to the north of the property would be buffered from the proposed development with the proposed wetland mitigation area in the northwest portion of the site. Future development to the west would be buffered from the site by the proposed lake and wetland mitigation area along SW 58 Avenue. In addition, the Town of Davie Land Development Code and Comprehensive Plan require the design of new developments to be compatible with adjacent properties.

For Future Land Use Map changes of ten acres or more, a land use plan amendment must be approved by the Town Council, acknowledged by the Broward County

Planning Council, reviewed and approved by the South Florida Regional Planning Council and reviewed and approved by the Department of Community Affairs (DCA). The land use plan amendment requires two public hearings on the local level, one for transmittal to DCA and a final hearing for adoption.

Staff finds that the proposed land use is appropriate at this location.

Findings of Fact

The proposed amendment addresses the following criteria as identified in the Town of Davie Land Development Code Section 12-304:

1. The proposed change is not contrary to the adopted comprehensive plan.

The proposed change is consistent with Objective 1: to provide for essential services prior to development, Policy 1-3: to insure essential facilities and services are available, constructed and maintained, concurrent with the impacts of development, Objective 4: to promote the development of an economically sound community and discourage urban sprawl, Policy 4-1: to give priority to requests to amend the Land Use Plan requiring no increase in capital expenditures, and Policy 4-2: to prioritize the extension of essential services to portions of the Town that already have other services available.

2. The proposed change would not create an isolated district unrelated and incompatible with adjacent or nearby districts.

The proposed change from "Residential 1 DU/AC" to "Employment Center-Low" is inherently compatible with surrounding residential land use categories. The proposed land use category provides appropriate intensity standards for non-residential uses compatible with adjacent existing and future land uses. Adjacent land use plan designations include "Residential 1 DU/AC" to the north, south, and west and Transportation to the east. There are also "Commercial", "Residential/Office", and "Residential 5 DU/AC" parcels just north of the subject site along the Griffin Road corridor. The area to the south of the subject site includes an 18.7 acre FPL easement and the 38.9 acre Westbrook Wetland Mitigation site which will act as a buffer to the existing residential development to the south. The conceptual site plan for the proposed development of the subject site also includes a proposed lake and wetland mitigation area along SW 58 Avenue. In addition, the wetland mitigation area is proposed to encompass the northwestern portion of the site and will provide a buffer for much of the existing residential development to the north.

3. The existing boundaries are not illogically drawn in relation to existing conditions on the property proposed for change.

The existing parcel contains vacant land and a nursery.

4. The proposed change may adversely affect living conditions in the neighborhood or in the Town of Davie.

The "Employment Center-Low" land use category is designed to be compatible with residential neighborhoods. In addition, the existing residential uses located to the north of the property would be buffered from the proposed development with the proposed wetland mitigation area in the northwest portion of the site. Future development to the west would be buffered from the site by the proposed lake and wetland mitigation area along SW 58 Avenue. In addition, the Town of Davie Land Development Code and Comprehensive Plan require the design of new developments to be compatible with adjacent properties. Potential traffic congestion could affect living conditions in the neighborhood.

5. The proposed change will create an increase in automobile traffic congestion or otherwise affect public safety.

The proposed project is projected to result in an increase in daily gross trips of 20,888. Development of the site as single family estate homes would generate 1,008 trips per day while development associated with the proposed amendment would generate 21,906 trips per day. Access is provided to the site along a single local roadway adjacent to Florida's Turnpike from Griffin Road for approximately 1650 feet to the northeast corner of the subject site. Staff is concerned that access issues in conjunction with increased traffic on the local roadway network associated with the proposed amendment could affect conditions in the area if traffic considerations are not properly addressed.

6. The proposed change is not expected to adversely affect other property values.

Development of the subject site will ultimately increase property values by providing increased economic expansion in the area. The proposed land use change is compatible with the surrounding residential development patterns due to the design of the "Employment Center-Low" land use category. Future development to the west would be buffered from the site by the proposed lake and wetland mitigation area along SW 58 Avenue. Existing residential development to the south is separated from the subject site by an 18.7 acre FPL easement and the 38.9 acre Westbrook Wetland Mitigation site.

7. The proposed change will not be a deterrent to the improvement or development of other property consistent with the comprehensive plan as identified on the Future Land Use Map.

Adjacent properties include vacant residential land to the west and north, an FPL easement to the south and Florida's Turnpike to the east. The vacant residential properties to the north and west have a land use designation of "Residential 1 DU/AC". The designation of "Employment Center-Low" land use for the subject site will not inhibit the development potential of these properties.

8. The proposed change will not constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public.

The proposed change is not a grant of special privilege as any property owner may request a change in land use. The proposed development of the site as a Corporate Park under the "Employment Center-Low" land use category may attract the types of businesses that would

be compatible with surrounding residential developments which is in the public interest and general welfare of the Town of Davie.

9. There are no reasons that the property cannot be used in accord with existing regulations.

There are no physical reasons why the property cannot be used in accordance with existing regulations.

10. The proposed land use designation is the most appropriate designation to enhance the Town's tax base, given the site location relative to the pattern of land use designations established on the Future Land Use Plan Map, appropriate land use planning practice, and comprehensive plan policies directing the location and distribution of land uses.

The proposed land use designation would be the most appropriate designation to enhance the Town's tax base given the site's location at the intersection of two major roadways: Griffin Road and Florida's Turnpike.

The proposed amendment supports Policy 9-6 of the Comprehensive Plan in that it would provide for the application of the "Employment Center" land use category adjacent to major transportation features.

Staff Recommendation

Based upon the finding of facts above, staff recommends approval of application Number LA 03-07 subject to the following:

1. The applicant shall provide a more detailed plan of access to the site.
2. The applicant shall provide mitigation measures for all negative traffic impacts.

Local Planning Agency

LOCAL PLANNING BOARD RECOMMENDATIONS: On September 24, 2003, Mr. McLaughlin made a motion, seconded by Mr. Stevens, to deny (Motion carried 5-0).

Prepared by: _____

Reviewed by: _____

Exhibits

1. Existing Future Land Use Map
2. Proposed Future Land Use Map
3. Zoning and Aerial Map
4. Land Use Application

Prepared By: B DS
Date Prepared: 8/28/03

Planning & Zoning Division - GIS

Prepared By: B DS
Date Prepared: 8/28/03

Planning & Zoning Division - GIS

**TOWN OF DAVIE
LAND USE PLAN AMENDMENT APPLICATION**



TOWN OF DAVIE USE ONLY

Petition No. LUPA 03-07/03-81

Case No. _____

Approved as to Form AR

Date Filed: 7/1/03

Fee Paid*: 5,690.00

Receipt No. 210716
(*SEE FEE SCHEDULE)

(Information must be typed and notarized)
Make Checks payable to Town of Davie

 X TOWN OF DAVIE LAND USE PLAN AMENDMENT
 X BROWARD COUNTY & TOWN LAND USE PLAN AMENDMENT

PUBLIC HEARINGS

(To be filled in by Town of Davie)

LOCAL PLANNING AGENCY _____ PUBLICATION _____

RECOMMENDATION _____

TOWN COUNCIL _____ ACTION _____ PUBLICATION _____

TOWN COUNCIL _____ ACTION _____ PUBLICATION _____

BROWARD COUNTY PLANNING COUNCIL _____ ACTION _____

BROWARD COUNTY PLANNING COUNCIL _____ ACTION _____

BROWARD COUNTY COMMISSION _____ ACTION _____

BROWARD COUNTY COMMISSION _____ ACTION _____

Notices Sent: _____ Replies: _____ For / _____ Against

APPLICATION

I. LAND USE PLAN DESIGNATIONS:

	<u>Existing</u>	<u>Requested</u>
Town of Davie Plan	<u>Agricultural</u>	<u>Employment Center</u>
Broward County Plan	<u>Agricultural</u>	<u>Employment Center (High)</u>

II. APPLICANT: Name Industrial Developments International, Inc. (IDI)

Address 1401 East Broward Blvd. Suite 201

Ft. Lauderdale, FL 33301

Telephone (954) 678-2100

Relationship to Property Contract Purchaser

PROPERTY Name Davie Corporate Park

OWNER(S): Address (see attached)

Telephone _____

Does the applicant and/or representative own any of the property that is the subject of this application? YES NO

If yes, describe interest: _____

a) Gross Acreage 97 Acres Net Acreage 97 Acres

b) Delineate on survey and attach to application

BROWARD COUNTY TAX FOLIO NUMBER(S): Wilson Road Company - 504135180010

Rita Wynne Herzig - 504135010100 & 504135010101

North Property - 504135010111 & 504135010110

III. LEGAL DESCRIPTION: *(Sealed survey indicating gross and net acreage must be submitted with application)*

See Attached

III. LEGAL DESCRIPTION con't:

PROPERTY LOCATION: Generally located on See Attached

NORTH side of _____

EAST side of _____

SOUTH side of _____

WEST side of _____

ADDRESS OF AMENDMENT SITE: _____

IV. APPLICANT'S REASON(S) FOR AMENDMENT REQUEST:
(Use additional sheets as necessary)

See Attached

V. IMPACT STATEMENT: Applications for proposed Land Use Plan Amendments must include twenty (20) copies of a comparative land use impact statement. The impact statement shall address the following items in the format of the attached checklist, (see back of application package)

- (1) Potable Water
- (2) Wastewater treatment and disposal
- (3) Solid Waste disposal
- (4) Drainage
- (5) Regional transportation network
- (6) Local streets and roads (safety and adequacy of access between site and regional
- (7) Fire Protection
- (8) Police Protection
- (9) School sites and pupil generation
- (10) Parks and Recreation

PETITION #: _____

Warren J. North

OWNER'S NAME

OWNER'S SIGNATURE

5575 SW 64th Avenue

ADDRESS

Fort Lauderdale, FL 33314

CITY, STATE, ZIP

Patricia R. North

OWNER'S NAME

OWNER'S SIGNATURE

5575 SW 64th Avenue

ADDRESS

Ft. Lauderdale, FL 33314

CITY, STATE, ZIP

PHONE

The foregoing instrument was acknowledged before me

this _____ day of _____, 1997, by

_____ who is personally

known to me or who has produced _____

as identification and who did take an oath.

NOTARY PUBLIC

Sign: _____

Print: _____

My Commission expires:

Industrial Developments International, Inc.
(IDI)

APPLICANT'S NAME

APPLICANT'S SIGNATURE

1401 East Broward Blvd., Suite 201

ADDRESS

Ft. Lauderdale, FL 33301

CITY, STATE, ZIP

Richard Zehl
OWNER'S NAME (Optional)

OWNER'S SIGNATURE

ADDRESS

CITY, STATE, ZIP

PHONE

The foregoing instrument was acknowledged before me

this 19th day of June, 2003, by

Richard Zehl who is personally

known to me or who has produced _____

as identification and who did take an oath.

NOTARY PUBLIC

Sign: _____

Print: Toni Fondrey

My Commission expires:



Toni Fondrey
MY COMMISSION # CC930820 EXPIRES
April 23, 2004
BONDED THRU TROY FAIR INSURANCE, INC.

PETITION #: _____

Wilson Road Company, Inc.

OWNER'S NAME

[Signature]
OWNER'S SIGNATURE

4621 SW 58th Avenue
ADDRESS

Davie, Florida 33314
CITY, STATE, ZIP

OWNER'S NAME

OWNER'S SIGNATURE

ADDRESS

CITY, STATE, ZIP

PHONE

The foregoing instrument was acknowledged before me
this 12 day of June, 2003, by
Richard A. McCall, Jr who is personally
known to me or who has produced _____

as identification and who did take an oath.

NOTARY PUBLIC

Sign: *[Signature]*
Print: Leslie M. Schroeder

My Commission expires:



Leslie M. Schroeder
Commission # CC951833
Expires Aug. 16, 2004
Bonded Thru
Atlantic Bonding Co., Inc.

Industrial Developments International, Inc.
APPLICANT'S NAME (IDI)

[Signature]
APPLICANT'S SIGNATURE

1401 East Broward Blvd., Suite 201
ADDRESS

Ft. Lauderdale, FL 33301
CITY, STATE, ZIP

[Signature]
OWNER'S NAME (Optional)

OWNER'S SIGNATURE

ADDRESS

CITY, STATE, ZIP

PHONE

The foregoing instrument was acknowledged before me
this 19th day of June, 2003, by
Richard Zehl who is personally
known to me or who has produced N/A

as identification and who did take an oath.

NOTARY PUBLIC

Sign: *[Signature]*
Print: Toni Fandrey

My Commission expires:



Toni Fandrey
MY COMMISSION # CC9368-00
April 23, 2004
BONDED THRU TROY FARM INSURANCE

PETITION #: _____

OWNER'S NAME

OWNER'S SIGNATURE

ADDRESS

CITY, STATE, ZIP

Rita Wynne Herzig
OWNER'S NAME

OWNER'S SIGNATURE

605 E. 82nd Street
ADDRESS

New York, NY 10028-7955
CITY, STATE, ZIP

PHONE

The foregoing instrument was acknowledged before me
this _____ day of _____, 1997, by
_____ who is personally
known to me or who has produced _____

as identification and who did take an oath.

NOTARY PUBLIC

Sign: _____

Print: _____

My Commission expires:

Industrial Developments International, Inc.
APPLICANT'S NAME (IDI)

APPLICANT'S SIGNATURE

1401 East Broward Blvd., Suite 201
ADDRESS

Ft. Lauderdale, Fl 33301
CITY, STATE, ZIP

Richard Zell
OWNER'S NAME (Optional)

OWNER'S SIGNATURE

ADDRESS

CITY, STATE, ZIP

PHONE

The foregoing instrument was acknowledged before me
this 19th day of June, 2003, by
Richard Zell who is personally
known to me or who has produced n/a

as identification and who did take an oath.

NOTARY PUBLIC

Sign: Toni Pandrey

Print: Toni Pandrey

My Commission expires:



Toni Pandrey
MY COMMISSION # CC930820 EXPIRES
April 23, 2004
BONDED THRU TROY FAIR INSURANCE, INC.

PETITION #: _____

OWNER'S NAME

OWNER'S SIGNATURE

ADDRESS

CITY, STATE, ZIP

Rita Wynne Herzig
OWNER'S NAME

OWNER'S SIGNATURE

605 E. 82nd Street
ADDRESS

New York, NY 10028-7955
CITY, STATE, ZIP

PHONE

The foregoing instrument was acknowledged before me
this _____ day of _____, 1997, by
_____ who is personally
known to me or who has produced _____

as identification and who did take an oath.

NOTARY PUBLIC

Sign: _____

Print: _____

My Commission expires:

Industrial Developments International, Inc.
APPLICANT'S NAME (IDI)

APPLICANT'S SIGNATURE

1401 East Broward Blvd., Suite 201
ADDRESS

Ft. Lauderdale, Fl 33301
CITY, STATE, ZIP

Richard Zehl
OWNER'S NAME (Optional)

OWNER'S SIGNATURE

ADDRESS

CITY, STATE, ZIP

PHONE

The foregoing instrument was acknowledged before me
this 19th day of June, 2003, by
Richard Zehl who is personally
known to me or who has produced n/a

as identification and who did take an oath.

NOTARY PUBLIC

Sign: Toni Fandrey

Print: Toni Fandrey

My Commission expires:



Toni Fandrey
MY COMMISSION # CC930820 EXPIRES
April 23, 2004
BONDED THRU TROY FAIN INSURANCE, INC.

PETITION #: _____

Warren J. North
OWNER'S NAME

OWNER'S SIGNATURE

5575 SW 64th Avenue
ADDRESS

Fort Lauderdale, FL 33314
CITY, STATE, ZIP

Patricia R. North
OWNER'S NAME

OWNER'S SIGNATURE

5575 SW 64th Avenue
ADDRESS

Ft. Lauderdale, FL 33314
CITY, STATE, ZIP

PHONE

The foregoing instrument was acknowledged before me
this _____ day of _____, 1997, by
_____ who is personally
known to me or who has produced _____

as identification and who did take an oath.

NOTARY PUBLIC

Sign: _____

Print: _____

My Commission expires:

Industrial Developments International, Inc.
APPLICANT'S NAME (IDI)

[Signature]
APPLICANT'S SIGNATURE

1401 East Broward Blvd., Suite 201
ADDRESS

Ft. Lauderdale, FL 33301
CITY, STATE, ZIP

Richard Zehl
OWNER'S NAME (Optional)

OWNER'S SIGNATURE

ADDRESS

CITY, STATE, ZIP

PHONE

The foregoing instrument was acknowledged before me
this 19th day of June, 2003, by
Richard Zehl who is personally
known to me or who has produced NA

as identification and who did take an oath.

NOTARY PUBLIC

Sign: [Signature]

Print: Toni Fandrey

My Commission expires:



Toni Fandrey
MY COMMISSION # CC930820 EXPIRES
April 23, 2004
BONDED THRU TROY FAIR INSURANCE, INC.

DAVIE CORPORATE PARK

Town of Davie, Florida

*TOWN OF DAVIE
LAND USE PLAN AMENDMENT*

Prepared by:



**1800 North Douglas Road, Suite 200
Pembroke Pines, Florida 33024
(954) 436-7000 / Fax (954) 437-2958**

MLA Project No. 03-00019

August 2003

98.5 Acre DAVIE CORPORATE PARK

APPLICATION FOR AMENDMENT TO THE TOWN OF DAVIE LAND USE PLAN

1. LOCAL GOVERNMENT INFORMATION

A. Local land use plan amendment or case number.

The local land use plan amendment number for the Town of Davie is _____.

B. Proposed month of adoption of local land use plan amendment.

The proposed month of adoption of for the Town of Davie is _____.

C. Name, title, address, telephone, e-mail, and facsimile number for local government contact.

Mr. Mark Kutney
Development Services Director
Town of Davie
6591 Orange Drive
Davie FL 33314-3399

D. Summary minutes from the local planning agency and local government public hearings on the transmittal of the Broward County Land Use Plan amendment.

The amendment was approved by the Local Planning Agency (LPA) on _____, 2003 passed on first reading, by the Town Council on _____, 2003 and adopted on second reading on _____, 2003. The minutes are attached hereto as **Appendix 1**.

E. Description of public notification procedures followed for the amendment by the local government.

According to Section 12-303 of the Town of Davie Code:

- A. A sign shall be posted by the town on each perimeter street frontage of the land which is the subject of the proposed land use plan amendment not less than fourteen (14) days prior to the hearing of the local planning agency; provided, however, this requirement shall not apply to plan amendments exceeding five hundred (500) acres initiated by the town. Such sign shall state the following:

1. Time, place and date of hearings by the local planning agency and council;
 2. Amendment number and phone number for information about the proposed land use plan amendment;
 3. Existing and proposed land use plan designations.
- B. In addition to the requirements prescribed by Chapter 166 of the Florida Statutes, as amended, requiring publication of pending zoning applications, the town clerk of the Town of Davie is directed to notify by U.S. mail, postage prepaid, all persons owning property within five hundred (500) feet of the exterior boundary of property for which a change in land use designation is pending. The mailing of such notices shall constitute service. All notices shall be sent to the owners as set forth on the latest Broward County tax rolls. For town-initiated plan amendments involving a parcel or parcels of land of more than ten (10) contiguous acres in area where the mailing would exceed two thousand (2,000) notices, the mailing services requirement herein shall be deemed met if the clerk retains a bulk mailing service to perform the mailing, and delivers instructions to the service to send the notices. In the event the Notification area extends beyond the town limits of the Town of Davie, notification of each property owner is not required; however, notification of the appropriate governing body shall be made.
- C. In the event the notification area includes land declared to be a condominium under F.S. Chapter 718, then notice to the condominium association shall constitute notice.

2. **APPLICANT INFORMATION**

A. *Name, address, telephone and facsimile number of the applicant.*

Industrial Developments International, Inc. (IDI)
1401 East Broward Blvd., Suite 201
Ft. Lauderdale, FL 33301
Telephone: (954) 678-2100 / Facsimile: (954) 678-2110

B. *Name, address, telephone and facsimile number of the agent.*

Ms. Jill B. Cohen, R.L.A., A.I.C.P.
Project Manager
Miller, Legg & Associates, Inc.
1800 N. Douglas Road, Suite 1800
Pembroke Pines, FL 33024
Telephone: (954) 436-7000 / Facsimile: (954) 437-2958
Email: jcohen@millerlegg.com

C. *Name, address, telephone and facsimile number of the property owners.*

Wilson Road Company, Inc.
4621 SW 58th Avenue
Davie, FL 33314

and

Rita Wynne Herzig
605 E. 82nd Street
New York, NY 10028-7955

and

Warren J. & Patricia R. North
5575 SW 64th Avenue
Ft. Lauderdale, FL 33314

D. Applicant's rationale for the amendment. The Planning Council requests a condensed version for inclusion in the staff report (about two paragraphs).

A 98.5 acre Corporate Park is proposed for the amendment site. The request to amend this property from the Residential 1 DU/AC land use category to the Employment Center – Low category comes after approximately one year of research and preparation for this project. In this year of research, the Employment Center – Low category was determined to be the most suitable for the site given the surrounding context of the amendment area. The amendment site falling south and east of the Town of Davie – South Florida Educational RAC, will compliment the objectives of the established RAC by a continuation of research related and employment activity opportunities afforded by this proposed land use. The amendment site, also falling just south of a mixture of existing commercial and an employment center land use will provide a transitional zone to the residential areas to the south and west. The designated low employment use, as intended by the policies established by the Planning Council, will be inherently compatible with the surrounding residential uses by providing research and employment related and high technology based activities.

The corporate park itself, by design, will employ enhanced buffering to the residential areas by providing environmental and mitigation areas adjacent to the roadway to the west, and an excess of 850 feet of existing mitigation including a 300 foot wide utility parcel directly to the south. Additionally, the Corporate Park massings on the edge will internalize the components of the uses providing for an even greater barrier to the adjacent residential areas, whilst also providing a buffering of the residential area to the turnpike on the eastern edge of the amendment site.

With the site's eastern boundary bordering the Florida's Turnpike, and the proximity to access along Griffin Road, the low employment use is a 'natural' given the site's location on a larger context. This area, however, other than a 57-acre nursery, has remained vacant with no economic value to the Town. The amendment area adjacent to the Florida's Turnpike, as well as, being within proximity of I-95 and I-595, and a short distance to major ports, airports and urban areas makes this site prime for this type of development. Proximity to many other commercial thoroughfares and industrial and urban hubs, it is conducive to a non-residential use, and especially one that will provide the economic boost, tremendous tax base and provision of employment opportunities that a Corporate Park of this size would provide for the Town of Davie.

3. **AMENDMENT SITE DESCRIPTION**

A. Concise written description of the general boundaries and gross acreage of the proposed amendment.

The property contains 98.5 acres and is located approximately 1,650 feet south of Griffin Road, and bounded by the Florida's Turnpike on the east boundary, SW 58th Avenue on the west boundary, and an FPL parcel on the south boundary.

An overall site amendment map is attached as **Appendix 2**.

B. Legal description of the area proposed to be amended.

The legal description is attached as **Appendix 3**.

- C. *Map at a scale of 1"=300' clearly indicating the amendment's location, boundaries and proposed land uses.*

The amendment map is attached as **Appendix 4**.

4. **EXISTING AND PROPOSED USES**

- A. *Current and proposed local and Broward County Land Use Plan designation(s) for the amendment site. If multiple designations, describe acreage within each designation.*

Current Local Land Use: Residential 1 DU/AC

Proposed Local Land Use: Employment Center – Low*

Current County Land Use: Estate Residential 1 DU/AC

Proposed County Land Use: Employment Center - Low

- B. *Current land use designations for the surrounding properties.*

North: Employment Center, Residential L-5, and Commercial

South: Residential L-2

East: Transportation (Turnpike R/W)

West: Residential 1 DU/AC

- C. *Indicate if the flexibility provisions of the Broward County Land Use Plan have been used to rezone adjacent areas.*

The flexibility provisions have not been used.

- D. *Existing use of amendment site and adjacent areas.*

There is a nursery on 57 of the 98.5 acres. The remaining 41.5 acres of the site is vacant.

- E. *Proposed use of the amendment site including square footage* and/or dwelling unit count proposed for each parcel.*

The proposed use for the amendment site is a Corporate Park consisting of 1,500,000 square feet, as shown on the Conceptual Development Plan, attached as **Appendix 5**. This Conceptual Development Plan allows for the required provisions of stormwater retention and mitigation of environmental features while also meeting all the Town of Davie regulatory requirements. As such, this Conceptual Development Plan will be pursued through the Town of Davie at time of platting and site planning.

For the purposes of impact generation rates for the Land Use Plan amendment analyses herein this report, a total of 60% industrial/assembly use at 900,000 square feet*, 20% office use at 300,000 square feet*, and 20% specialty retail use at 300,000 square feet* will be used.

- F. *Maximum allowable development per local government land development regulations for the site, including square footage* and/or dwelling unit count permitted for each parcel.*

The Town of Davie Land Use Plan provides the following list of permitted uses within the Residential land use category:

1. For "Res. 1 DU/AC", one dwelling unit per acre.
2. Home occupations and other uses accessory to dwelling units.

* Square footage numbers are for analytical purposes only.

* Square footage numbers are for analytical purposes only.

3. Hotels, motels, and similar lodging. The maximum number of hotel, motel or lodging units permitted is double the maximum number of dwelling units per acre.
4. Parks, golf courses and other outdoor recreational facilities, and recreational, civic, or other cultural building ancillary to primary outdoor recreational use of the site.
5. Community facilities designed to serve the residential area such as schools, day care centers, churches, clinics, nursing homes, rehabilitation centers, governmental administration, police and fire protection facilities, libraries and civic centers.
6. Public utilities.
7. Communication facilities.
8. Agriculture.
9. Offices and/or retail sales of merchandise or services, subject to the review and approval requirements of Policy 13.01.10, and the following limitations and provisions:
 - a) No more than a total of 5% of the area within a flexibility zone may be used for neighborhood offices and/or retail sales of merchandise or services.
 - b) No added contiguous area used for neighborhood, offices and or retail sales of merchandise or services may exceed 10 acres.

For the purposes of this land use plan amendment, the maximum existing land use impact for the site containing 98.5 acres will be assumed at 98 single family dwelling units.

5. ANALYSIS OF PUBLIC FACILITIES AND SERVICES

The items below must be addressed to determine the impact of an amendment on existing and planned public facilities and services. Provide calculations for each public facility and/or service. If more than one amendment is submitted, calculations must be prepared on an individual and cumulative basis.

A. Sanitary Sewer Analysis

1. *Identify whether the site is currently and/or proposed to be serviced by septic tanks.*

According to the Town of Davie Comprehensive Plan the site is currently being served by septic sanitary systems. The developer of the proposed site may be required to construct a force main and a lift station in order to connect to existing off-site sanitary sewer facilities, therefore eliminating the existing sanitary septic systems on-site.

2. *Identify the sanitary sewer facilities serving the service area in which the amendment is located including the current plant capacity, current and committed demand on plant capacity and committed plant capacity.*

The wastewater facilities throughout Town of Davie Comprehensive Plan are operating only at 86% capacity, i.e., 14% surplus. These facilities operate at a level of service (LOS) of 116 gallon per day per capita. The site currently is serviced by the System II Wastewater Treatment Plant. The current total capacity of this plant is 3.0 to 5.0 million gallons per day. However, expansion plans for the plant would increase that capacity to 7.0 million gallons per day by 2001 as reported in the Town of Davie Comprehensive Plan (December 1999).

After recent discussions with the Town of Davie Utilities Department, the current total plant capacity is 5.0 million gallons per day. An expansion of the plant has been planned for 2006 to increase the wastewater capacity to 7.0 million gallons per day.

3. *Identify the change in demand on plant capacity resulting from this amendment. Provide calculations, including anticipated demand per square foot* or dwelling units.*

The proposed land use amendment would increase the amount of wastewater effluent produced for the site by 130,700 gpd, as shown below.

Existing Sanitary Sewer Impacts on Land Use

	<i>Current Land Use</i>	<i>Units</i>	<i>Amount of Waste</i>
	Residential (1 DU/ac.)	98 @ 350 gpd	350 gallons per day *
TOTAL		98	34,300 gpd

* Residential – Single Family Home with three bedrooms = 350 gpd
Source: Town of Davie Comprehensive Plan

Proposed Sanitary Sewer Impacts on Land Use

	<i>Proposed Land Use</i>	<i>Square Feet</i>	<i>Amount of Waste</i>
	Industrial	900,000 @ 0.10 gpd	90,000 gpd*
	Office	300,000 @ 0.15 gpd	45,000 gpd **
	Commercial	300,000 @ 0.10 gpd	30,000 gpd ***
TOTAL		1,500,000	165,000 gpd

* Industrial – 0.1 gpd per square foot of floor space (900,000 square feet)
** Office – 15 gpd per 100 square feet of gross building area (300,000 square feet)
*** Commercial – 0.1 gpd per square foot of floor space (300,000 square feet)
Source: Town of Davie Comprehensive Plan

4. *Identify the projected plant capacity and demand for the short and long range planning horizons as identified within the adopted comprehensive plan. Provide demand projections and information regarding planned capacity expansions including year, identified funding sources and other relevant information.*

The projected plant capacity and demand for the short and long range planning horizons are as follows:

Projected Wastewater Facility Capacity and Surplus for Davie Service Area

<i>Year</i>	<i>Capacity (mgd)</i>	<i>Demand (mgd)</i>	<i>% of Capacity</i>
1995	3.00	2.58	86
1996	3.00	2.64	88
1997	3.00	2.70	90
1998	5.00	2.75	55

1999	5.00	2.81	56
2000	5.00	2.87	57
2001	5.00	2.92	58
2002	7.00	2.98	43
2003	7.00	3.03	43
2004	7.00	3.09	44
2005	7.00	3.14	45

Notes: Wastewater demand projections are based upon 110 gpcd.
Source: Town of Davie Comprehensive Plan (December 1999)

5. *Provide information regarding existing and proposed trunk lines and lateral hookups to the amendment site.*

According to the Town of Davie Comprehensive Plan and as-built drawings from the Town of Davie Utilities Department, there is an 8-inch force mains running east to west along Griffin Road and along SW 58th Avenue, approximately 4 blocks to the west of the site. A future connection to this force main would provide wastewater service to the amended site. The developer of the proposed site may be required to construct a force main and a lift station in order to connect to the above-referenced existing off-site sewer facilities to provide gravity sanitary services to the site.

6. *Letter from utility verifying the information on items 1-5 above.*

A letter from Dan Colabella of the Town of Davie Utilities Department verifying the above information is attached. See **Appendix 6**.

B. Potable Water Analysis

1. *Provide the adopted level of service standard for the service area in which the amendment is located.*

The LOS standard according to the Town of Davie Comprehensive Plan for the amendment site is 206 gallon/day/capita.

2. *Identify the facilities serving the service area in which the amendment is located including the plant capacity, current and committed demand on the plant and the South Florida Water Management District (SFWMD) permitted withdrawal.*

Town of Davie has several service areas. The site will be serviced by “service area one”. According to the Town of Davie Comprehensive Plan, the water treatment plants are operating at 45% capacity; a 55% surplus capacity therefore exists. Based on Figure III-3 on page III-8 of the Town of Davie Comprehensive Plan, the site appears to be serviced by System III Water Treatment Facility. The facility has an existing capacity of 7.8 million gallons per day of effective capacity. The Town of Davie Comprehensive Plan called for expansion of the plant facilities in 2001 to increase the total capacity of System III to 11.4 million gallons per day (December 1999).

After recent discussions with the Town of Davie Utilities Department, the expansion touted for 2001 did not occur. The current expansion plans include the addition of a new membrane filtration

treatment facility in 2006 with an additional capacity of 2.0 million gallons per day. A second similar facility is planned to be added to the system in 2008 with an additional capacity of 2.0 million gallons per day.

3. *Identify the wellfield serving the service area in which the amendment is located including the permitted capacity, remaining capacity and expiration date of the permit.*

Quantitative Wellfield information was not provided in the Town of Davie Comprehensive Plan. However, according to the Town of Davie Comprehensive Plan page III-11, the project demand on water supply is not expected to adversely impact domestic irrigation or potable water quality.

4. *Identify the change in potable water demand resulting from this amendment - provide calculations including anticipated demand per square foot or dwelling units.*

The proposed land use amendment would increase the amount of potable water required to serve the site by 130,700 gpd, as shown below:

Existing Potable Water Impacts on Land Use

	<i>Current Land Use</i>	<i>Units</i>	<i>Amount of Waste</i>
	Residential (1 DU/ac.)	98 @ 350 gpd	350 gallons per day *
TOTAL		98	34,300 gpd

* Residential – Single Family Home with three bedrooms = 350 gpd
Source: Town of Davie Comprehensive Plan

Proposed Potable Impacts on Land Use

	<i>Proposed Land Use</i>	<i>Square Feet</i>	<i>Amount of Waste</i>
	Industrial	900,000 @ 0.10 gpd	90,000 gpd*
	Office	300,000 @ 0.15 gpd	45,000 gpd**
	Commercial	300,000 @ 0.10 gpd	30,000 gpd***
TOTAL		1,500,000	165,000 gpd

* Industrial – 0.1 gpd per square foot of floor space (900,000 square feet)

** Office – 15 gpd per 100 square feet of gross building area (300,000 square feet)

*** Commercial – 0.1 gpd per square foot of floor space (300,000 square feet)

Source: Town of Davie Comprehensive Plan

5. *Identify the projected capacity and demand for the short and long range planning horizons as included within the adopted comprehensive plan - provide demand projections and information regarding planned plant capacity expansions including year, funding sources and other relevant information. If additional wellfields are planned, provide status including the status of any permit applications.*

The projected plant capacity and demand for the short and long range planning horizons are as follows:

Projected Water Facility Capacity and Surplus for Davie Service Area

<i>Year</i>	<i>Capacity (mgd)</i>	<i>Demand (mgd)</i>	<i>% of Capacity</i>
1995	7.80	3.79	49
1996	7.80	3.87	50
1997	7.80	3.96	51
1998	7.80	4.04	52
1999	7.80	4.13	53
2000	7.80	4.21	54
2001	11.80	4.29	36
2002	11.80	4.37	37
2003	11.80	4.45	38
2004	11.80	4.53	38
2005	11.80	4.61	39

Notes: Water demand projections are based upon 100 gpcd.

Source: Town of Davie Comprehensive Plan (December 1999)

6. *Provide information regarding existing and proposed trunk lines and water main hookups to the amendment site.*

According to the Town of Davie Comprehensive Plan there is a 12-in water main, running east to west, along Griffin Road, north of the site. The connection to this main would provide water service to the amended site. An existing 8 inch water main is also located along SW 48th Street from SW 52nd Avenue to SW 58th Avenue and on SW 58th Avenue south of SW 48th Street for several blocks. The developer of this site could utilize several of these locations to create a looped water main system to serve the site.

7. *Letter from utility verifying the information in items 1-6 above.*

A letter from Dan Colabella of the Town of Davie Utilities Department verifying the above information is attached. See **Appendix 7**.

C. Drainage Analysis

1. *Provide the adopted level of service standard for the service area in which the amendment is located.*

The Central Broward Water Control District (CBWCD) has jurisdiction over the drainage requirements for the amendment site. Pursuant to the CBWCD, the current level of service (LOS) is the twenty-five year design storm frequency, seventy-two hour duration rainfall density. The LOS for the maximum allowable discharge in the Western C-11 South Florida Water Management District (SFWMD) Canal

Basin (where the CBWCD S-4 Canal outfalls) is $\frac{3}{4}$ " per acre per day. This amendment site operates at the adopted level of service.

2. *Identify the drainage systems serving the service area in which the amendment is located.*

The CBWCD S-4 pump station on the SFWMD C-11 Canal controls the CBWCD S-4 Basin.

3. *Identify any planned drainage improvements, including year, funding sources and other relevant information.*

The current drainage system provides sufficient flood protection and there are no planned improvements to the existing drainage system at this time.

4. *Indicate if a Surface Water Management Plan has been approved by, or an application submitted to, the SFWMD and/or any independent drainage district, for the amendment site.*

The Applicant met with Mike Crowley of the Central Broward Water Control District and the proposed Conceptual Development Plan, (Appendix 5) provided was received preliminarily as favorable in concept. The Memorandum of this meeting is attached as **Appendix 8**.

Identify the permit number(s), or application number(s) if the project is pending, for the amendment site. If an amendment site is not required to obtain a SFWMD permit, provide documentation of same.

Although CBWCD is divided into basins based on the canals which divide the District, the SFWMD also reviews and permits to evaluate the future needs of their overall basins, specifically the Western C-11 Canal Basin for this site.

5. *If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis which demonstrates how the site will be drained and the impact on the surrounding properties.*

The information should include the wet season water level for the amendment site, design storm elevation, natural and proposed land elevation, one hundred year flood elevation, acreage for proposed water management retention area, elevations for buildings, roads and yards, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.

The amendment area meets the adopted level of service.

6. *Letter from the local drainage district serving the area in which the amendment is located verifying the information in items 1-5 above.*

A letter from Mike Crowley of the Central Broward Drainage District verifying the above information is attached, see **Appendix 9**.

D. Solid Waste

- 1. Provide the adopted level of service standard for the service area in which the amendment is located.*

The adopted level of service (LOS), according to the Town of Davie Comprehensive Plan is 7.1 lbs. per capita per day.

- 2. Identify the facilities serving the service area in which the amendment is located including the landfill/plant capacity, current demand on landfill/plant capacity and committed landfill/plant capacity.*

Broward County contracted with subsidiaries of Wheelabrator Environmental System, Inc., to design, construct, own and operate two waste-to-energy plants. The facility that serves the amendment site is the Wheelabrator South Broward, Inc. facility located at 4400 South State Road 7, Ft. Lauderdale. This is one of many facilities that serve Broward County.

For overall Broward County:

Current plant capacity is 1.6 million tons/year.

Current landfill capacity is 3,800,000 cubic yards at the Broward Interim Contingency Landfill (BIC), with additional back-up capacity on an as-needed basis at the Central Disposal Sanitary Landfill, also owned and operated by Waste Management, Inc.

Wheelabrator Facilities (North and South) contractual requirements are 1,095,000 tons/year (none at the landfills).

Current demand is 1,000,000 tons per year, plus approximately 30,000 tons/year at BIC.

Future capacity for the waste-to-energy facilities is expandable to 33%. A third location is reserved at the Broward County Landfills. There are no current plans for expansion.

Source: Broward County Office of Integrated Waste Management

- 3. Identify the change in demand resulting from this amendment. Provide calculations including assumed demand per square foot* or dwelling unit.*

The change in demand resulting from this amendment is an increase of 32,128 lbs/day, as shown below:

Existing Solid Waste Impacts on Land Use

	<i>Current Land Use</i>	<i>Units</i>	<i>Amount of Solid Waste</i>
	Residential 1 DU/AC	98 @ 8.9 lbs/day	8.9 lbs/day
TOTAL		98	872 lbs/day

Proposed Solid Waste Impacts on Land Use

	<i>Proposed Land Use</i>	<i>Square Feet</i>	<i>Amount of Waste</i>
	Industrial	900,000 s.f. @2 lbs/100 s.f./day	18,000 lbs/day
	Office	300,000 s.f. @ 1 lbs/100 s.f./day	3,000 lbs/day

* Square footage numbers are for analytical purposes only.

	Commercial	300,000 s.f. @ 4 lbs/100 s.f./day	12,000 lbs/day
TOTAL		1,500,000	33,000 lbs/day

There is sufficient capacity for this proposed development.

Source of generation rates: Town of Davie Land Development Code Section 12-323.

4. Letter from service provider verifying the information in items 1-3 above.

A letter from John M. Albert of Waste Management, Inc. verifying this information is attached. See **Appendix 10.**

E. Recreation and Open Space Analysis

1. Provide the adopted level of service standard for the service area in which the amendment is located and the current level of service.

The level of service standard according to the Town of Davie Comprehensive Plan and Land Development Code for recreation and open space lands is 10 acres per 1,000 population, with recreation lands comprising a minimum of 3 acres per 1,000 population.

2. Identify the parks serving the service area in which the amendment is located including acreage and facility type, e.g. neighborhood, community or regional park.

<i>Neighborhood Park</i>	<i>Address</i>	<i>AC</i>	<i>Miles From Site</i>
Betty Booth Roberts Park	S.W. 61st Avenue	4.7	1.11
Lange Park	6550 SW 47th Street	0.8	1.27
Berman Park	5801 SW 58th Avenue	3	2.51
<i>Regional Park</i>			
Tree Tops Park	3900 SW 100th Ave.	356	4.47

3. Quantify the change in need for park acreage resulting from this amendment.

Since the proposed uses are non-residential, with no proposed households, there are no additional demands on the existing parks, therefore no change is required.

4. Identify the projected park needs for the short and long range planning horizons as identified within the adopted comprehensive plan - provide need projections and information regarding planned capacity expansions including year, identified funding sources, and other relevant information.

Since the proposed uses are non-residential, with no proposed households, there are no additional demands on the existing parks, this is not applicable.

F. Traffic Circulation Analysis

- 1. Identify the roadways impacted by the proposed amendment and indicate the number of lanes, current traffic volumes, adopted level of service and current level of service for each roadway.*

The traffic conditions that are estimated to occur at the time the project is developed (2005) are presented in Table 1.

**TABLE 1
EXISTING CONDITION (2005)**

ROADWAY	LIMITS	FACILITY TYPE	LANES	AADT (2002)	GROWTH RATE ¹	HISTORIC GROWTH	TOTAL (2005)	DAILY CAPACITY	DAILY LOS	ADOPTED LOS
North/South:										
University Dr.	North of I-595	Arterial	6	79,000	-1.03	0	79,000	49,200	F	D
	I-595 to Nova Dr.	Arterial	6	68,000	0.50	1,025	69,025	49,200	F	D
	Nova Drive to Griffin Rd.	Arterial	6	54,000	0.50	814	54,814	49,200	F	D
	Griffin Rd. to Stirling Rd.	Arterial	6	48,500	2.15	3,196	51,696	53,500	D	D
	Stirling Rd. to Sheridan St.	Arterial	6	47,000	0.72	1,023	48,023	53,500	D	D
	South of Sheridan St.	Arterial	6	56,500	0.72	1,229	57,729	49,200	F	D
College Ave.	Nova Dr. to 39 St.	Collector	3	18,400	3.62	2,071	20,471	10,500	F	D
Davie Rd.	I-595 to Nova Dr.	Arterial	4	41,000	3.45 ²	4,392	45,392	31,100	F	D
	Nova Dr. to Griffin Rd.	Arterial	4	28,100	3.45	3,010	31,110	31,100	E	D
	Griffin Rd. to Stirling Rd.	Arterial	4	24,200	6.24	4,819	29,019	31,100	D	D
	Stirling Rd. to University Dr.	Arterial	4	19,200	0.42	243	19,443	31,700	C	D
SW 72nd Ave.	Davie Rd. to Sheridan St.	Collector	2	7,696	-2.49	0	7,696	10,000	D	D
Florida's Tpke.	N. of I-595	Freeway	6	89,600	5.27	14,925	104,525	103,600	D	D
	I-595 to Griffin Rd.	Freeway	6	88,900	6.79	19,366	108,266	103,600	E	D
	Griffin Rd. to Stirling Rd.	Freeway	6	90,400	7.73	22,626	113,026	103,600	E	D
SR-7	N of I-595	Arterial	6	50,000	-0.68	0	50,000	53,500	D	D
	I-595 to Griffin Rd.	Arterial	6	48,500	-0.68	0	48,500	53,500	C	D
	Griffin Rd. to Stirling Rd.	Arterial	4	45,000	3.57	4,994	49,994	35,700	F	D
	Stirling Rd. to Sheridan St.	Arterial	4	38,500	0.44	510	39,010	35,700	F	D
SW 40th Ave.	Griffin Rd. to Stirling Rd.	Collector	2	8,000	5.37	1,359	9,359	10,000	D	D
	Stirling Rd. to Sheridan St.	Collector	2	12,200	5.37	2,073	14,273	10,000	E	D
SW 30th Ave.	SR-84 to Griffin Rd.	Collector	2	8,878	4.72	1,317	10,195	10,000	D	D
SW 46th Ave.	Stirling Rd. to Sheridan St.	Collector	4	13,430	5.00 ³	2,117	15,547	21,700	D	D
East/West										
SR-84	Pine Is. Rd. to University Dr.	Arterial	4	45,000	3.39	4,733	49,733	42,840	F	D
	University Dr. to SR-7	Arterial	4	49,000	3.14	4,762	53,762	42,840	F	D
	East of SR-7	Arterial	4	36,500	3.48	3,945	40,445	35,700	F	D

**TABLE 1
EXISTING CONDITION (2005)**

ROADWAY	LIMITS	FACILITY TYPE	LANES	AADT (2002)	GROWTH RATE ¹	HISTORIC GROWTH	TOTAL (2005)	DAILY CAPACITY	DAILY LOS	ADOPTED LOS
I-595	Pine Is. Rd. to University Dr.	Freeway	6	172,500	6.45	35,578	208,078	105,800	F	D
	University Dr. to Davie Rd.	Freeway	8	177,112	3.14	17,213	194,325	144,300	F	D
	Davie Rd. to Florida's Tpke	Freeway	8	162,500	0.31	1,516	164,016	144,300	F	D
	Florida's Tpke to SR-7	Freeway	6	171,000	0.31	1,595	172,595	105,800	F	D
	East of SR-7	Freeway	8	179,500	3.48	19,400	198,900	144,300	F	D
Nova Dr.	West of University Dr.	Collector	2	10,092	-0.03	0	10,092	10,000	E	D
	University Dr. to College Ave.	Collector	2	20,800	-1.64	0	20,800	10,000	F	D
Orange Dr.	University Dr. to Davie Rd.	Collector	2	4,016	-1.48	0	4,016	10,000	C	D
	Davie Rd. to FL Tpke	Collector	2	12,500	-5.29	0	12,500	10,000	E	D
39th St.	College Ave. to Davie Rd.	Collector	2	9,889	3.97	1,225	11,114	10,000	E	D
SW 42nd St.	SW 30th Ave to Ravenswood Rd.	Collector	2	3,500	0.93	99	3,599	10,000	C	D
Griffin Rd.	West of University Dr.	Arterial	4	31,000	1.70	1,608	32,608	35,700	C	D
	University Dr. to Davie Rd.	Arterial	6	22,000	4.71 ⁵	3,257	25,257	53,500	B	D
	Davie Rd. to FL Tpke.	Arterial	6	22,000	4.71 ⁵	3,257	25,257	53,500	B	D
	FL Tpke. To SR-7	Arterial	6	23,000	3.57 ²	2,552	25,552	53,500	B	D
	SR-7 to SW 30th Ave.	Arterial	6	41,500	3.57 ²	4,605	46,105	49,200	D	D
Stirling Rd.	West of University Dr.	Arterial	4	33,987	3.00	3,152	37,139	35,700	D	D
	University Dr. to Davie Rd.	Arterial	6	29,500	3.64	3,340	32,840	53,500	B	D
	Davie Rd. to SR-7	Arterial	6	43,000	3.75	5,021	48,021	49,200	D	D
	SR-7 to SW 40th Ave.	Arterial	6	46,100	1.47	2,063	48,163	49,200	D	D
	SW 40th Ave. to Park Rd.	Arterial	6	46,100	4.98 ²	7,236	53,336	49,200	E	D
Sheridan St.	West of University Dr.	Arterial	4	41,143	2.82 ²	3,580	44,723	35,700	F	D
	University Dr. to SW 72nd Ave.	Arterial	6	32,107	1.73	1,695	33,802	49,200	C	D
	SW 72nd Ave to SR-7	Arterial	6	33,237	0.34	340	33,577	49,200	C	D
	East of SW 64 Ave.	Arterial	4	37,000	0.34	379	37,379	49,200	C	D
	SR-7 to Park Rd.	Arterial	6	44,000	3.23	4,403	48,403	49,200	D	D
	East of SW 46 Ave.	Arterial	6	48,500	3.23	4,853	53,353	49,200	E	D

¹ Broward County Transportation Planning Division, Historical Growth Rate from 1999 to 2002.

² Historical Growth Rate from 1997 to 2002.

³ Estimated Growth Rate.

⁴ Road under construction. AADT estimated.

⁵ Historical Growth Rate from 1998 to 2002.

2. *Identify the projected level of service for the roadways impacted by the proposed amendment for the short (five year) and long term (2015) planning horizons. Please utilize average daily traffic volumes per Broward County Metropolitan Planning Organization plans and projections.*

There are several short-term roadway improvements programmed within the immediate area of the project site. These projects, identified in the Broward County Transportation Improvement Program (TIP), include:

2004-05 - Florida's Turnpike from Griffin Road to Sunrise Boulevard. Add 2L (8LD)

2006-07 – Florida's Turnpike from HEFT to Griffin Road. Add 2L (8LD)

2003-04 – Davie Road Extension from University Drive to Stirling Road. Add 2L (4L)

Table 2 presents the long-term analysis of roadway conditions surrounding the project site.

**TABLE 2
LONG RANGE ANALYSIS (2015)**

ROADWAY	LIMITS	FACIL. TYPE	LANES	2015 VOLUME	DAILY CAPACITY	DAILY LOS	ADOPTED LOS	1% OF CAPACITY	PROJECT TR. DISTRIBU- TION %	EXISTING USE		INCREASE WITH PROPOSED USE	
										PROJECT TRAFFIC ASSIGNMENT	>1%?	PROJECT TRAFFIC ASSIGNMENT	>1%?
North/South:													
University Dr.	North of I-595	Arterial	6	80,130	49,200	F	D	492	3%	31	No	627	Yes
	I-595 to Nova Dr.	Arterial	6	69,978	49,200	F	D	492	4%	41	No	836	Yes
	Nova Drive to Griffin Rd.	Arterial	6	60,048	49,200	F	D	492	6%	61	No	1,253	Yes
	Griffin Rd. to Stirling Rd.	Arterial	6	59,296	53,500	F	D	535	5%	51	No	1,044	Yes
	Stirling Rd. to Sheridan St.	Arterial	6	57,174	53,500	F	D	535	2%	20	No	418	No
	South of Sheridan St.	Arterial	6	59,043	49,200	F	D	492	1%	10	No	209	No
College Ave.	Nova Dr. to 39 St.	Collector	3	18,570	10,500	F	D	105	1%	10	No	209	Yes
Davie Rd.	I-595 to Nova Dr.	Arterial	4	42,922	31,100	F	D	311	3%	31	No	627	Yes
	Nova Dr. to Griffin Rd.	Arterial	4	37,257	31,100	F	D	311	5%	51	No	1,044	Yes
	Griffin Rd. to Stirling Rd.	Arterial	4	25,952	31,100	D	D	311	3%	31	No	627	Yes
	Stirling Rd. to University Dr.	Arterial	4	23,496	31,100	D	D	311	1%	10	No	209	No
SW 72nd Ave.	Davie Rd. to Sheridan St.	Collector	2	11,033	10,000	F	D	100	0%	0	No	0	No
Florida's Tpke.	N. of I-595	Freeway	8	126,170	140,200	E	D	1,402	7%	71	No	1,462	Yes
	I-595 to Griffin Rd.	Freeway	8	126,600	140,200	E	D	1,402	15%	153	No	3,133	Yes
	Griffin Rd. to Hollywood Blvd.	Freeway	8	123,804	140,200	E	D	1,402	15%	153	No	3,133	Yes
SR-7	N of I-595	Arterial	6	64,583	53,500	F	D	535	6%	61	No	1,253	Yes
	I-595 to Griffin Rd.	Arterial	6	59,070	53,500	F	D	535	10%	102	No	2,089	Yes
	Griffin Rd. to Stirling Rd.	Arterial	6	60,317	53,500	F	D	535	10%	102	No	2,089	Yes
	Stirling Rd. to Sheridan St.	Arterial	6	49,861	53,500	F	D	535	4%	41	No	836	Yes
SW 40th Ave.	Griffin Rd. to Stirling Rd.	Collector	2	13,539	10,000	F	D	100	1%	10	No	209	Yes
	Stirling Rd. to Sheridan St.	Collector	2	15,422	10,000	F	D	100	0%	0	No	0	No
SW 30th Ave.	SR-84 to Griffin Rd.	Collector	2	14,147	10,000	F	D	100	1%	10	No	209	Yes
SW 46th Ave.	Stirling Rd. to Sheridan St.	Collector	4	19,913	21,700	E	D	217	1%	10	No	209	No
East/West:													
SR-84	Pine Is. Rd. to University Dr.	Arterial	4	30,361	42,840	B	D	428	1%	10	No	209	No
	University Dr. to SR-7	Arterial	4	42,048	42,840	C	D	428	1%	10	No	209	No
	East of SR-7	Arterial	4	41,926	35,700	F	D	357	1%	10	No	209	No

**TABLE 2
LONG RANGE ANALYSIS (2015)**

ROADWAY	LIMITS	FACIL. TYPE	LANES	2015 VOLUME	DAILY CAPACITY	DAILY LOS	ADOPTED LOS	1% OF CAPACITY	PROJECT TR. DISTRIBU- TION %	EXISTING USE		INCREASE WITH PROPOSED USE	
										PROJECT TRAFFIC ASSIGNMENT	>1%?	PROJECT TRAFFIC ASSIGNMENT	>1%?
I-595	Pine Is. Rd. to University Dr.	Freeway	8	199,122	144,300	F	D	1,443	6%	61	No	1,253	No
	University Dr. to Davie Rd.	Freeway	10	182,362	182,600	E	D	1,826	7%	71	No	1,462	No
	Davie Rd. to Florida's Tpke	Freeway	10	202,517	182,600	F	D	1,826	9%	92	No	1,880	Yes
	Florida's Tpke to SR-7	Freeway	8	175,635	144,300	F	D	1,443	9%	92	No	1,880	Yes
	East of SR-7	Freeway	10	226,978	182,600	F	D	1,826	8%	81	No	1,671	No
Nova Dr.	West of University Dr.	Collector	2	12,640	10,000	F	D	100	1%	10	No	209	Yes
	University Dr. to College Ave.	Collector	2	23,796	10,000	F	D	100	1%	10	No	209	Yes
Orange Dr.	University Dr. to Davie Rd.	Collector	2	7,285	10,000	D	D	100	0%	0	No	0	No
	Davie Rd. to FL Tpke	Collector	2	14,761	10,000	F	D	100	1%	10	No	209	Yes
39 th St.	College Ave. to Davie Rd.	Collector	2	14,926	10,000	F	D	100	1%	10	No	209	Yes
SW 42 nd St.	SW 30 th Ave to Ravenswood Rd.	Collector	2	5,761	10,000	D	D	100	0%	0	No	0	No
Griffin Rd.	West of University Dr.	Arterial	6	52,422	53,500	F	D	535	4%	41	No	836	Yes
	University Dr. to Davie Rd.	Arterial	6	39,691	53,500	D	D	535	12%	122	No	2,507	Yes
	Davie Rd. to FL Tpke.	Arterial	6	43,422	53,500	F	D	535	20%	204	No	4,178	Yes
	FL Tpke. to SR-7	Arterial	6	43,913	53,500	F	D	535	35%	356	No	7,311	Yes
	SR-7 to SW 30 th Ave.	Arterial	6	50,939	49,200	F	D	492	15%	153	No	3,133	Yes
Stirling Rd.	West of University Dr.	Arterial	4	41,455	35,700	F	D	357	1%	10	No	209	No
	University Dr. to Davie Rd.	Arterial	6	36,396	53,500	B	D	535	1%	10	No	209	No
	Davie Rd. to SR-7	Arterial	6	55,209	49,200	F	D	492	0%	0	No	0	No
	SR-7 to SW 40 th Ave.	Arterial	6	50,000	49,200	F	D	492	4%	41	No	836	Yes
	SW 40 th Ave. to Park Rd.	Arterial	6	50,000	49,200	F	D	492	3%	31	No	627	Yes
Sheridan St.	West of University Dr.	Arterial	6	49,145	53,500	F	D	535	0%	0	No	0	No
	University Dr. to SW 72nd Ave.	Arterial	6	42,164	49,200	E	D	492	0%	0	No	0	No
	SW 72nd Ave to SR-7	Arterial	6	43,729	49,200	F	D	492	0%	0	No	0	No
	East of 64 Ave.	Arterial	6	54,126	49,200	F	D	492	1%	10	No	209	No
	SR-7 to Park Rd.	Arterial	6	57,283	49,200	F	D	492	0%	0	No	0	No
	East of 46 Ave.	Arterial	6	55,735	49,200	F	D	492	1%	10	No	209	No

3. *Analyze the traffic impact from this amendment – calculate anticipated number of trips for the existing and proposed land use designations. Distribute the additional trips on the roadway network and identify the resulting level of service change for the short (5 year) and long range (2015) planning horizons.*

The subject property encompasses approximately 98.5-acres and is located generally south of Griffin Road, east of S.W. 58th Avenue and west of Florida's Turnpike in the Town of Davie, Florida. Access to the site will be provided via S.W. 52nd Avenue, which provides a connection to Griffin Road. This intersection with Griffin Road is served by a full median opening.

This application proposes to amend the property's land use designation from Residential 1DU/AC to "EC-L" Employment Center – Low.

The existing land use designation permits one (1) single family residential unit per acre, or 98 units.

The analysis for the proposed land use reflects a development level associated with a Floor Area Ratio for the site of approximately 35%. This equates to 1,500,000 square feet of gross floor area. Trip generation characteristics for the existing land use designation, Residential 1DU/AC, are based on the maximum intensity of one (1) single family residential unit per acre.

The analysis for the proposed condition is based on the trip generating characteristics of the land use breakdown provided by the Broward County Planning Council, as follows:

- 60% Industrial
- 20% Office
- 20% Specialty Retail

Trip generation characteristics for the existing and proposed land use designations of the site were calculated utilizing data provided in the Institute of Transportation Engineers, Trip Generation, (ITE), 6th Edition. The estimated trip generation characteristics for the existing land use designation are summarized in Table 3. The estimated trip generation characteristics associated with the proposed land use designation, based upon the prescribed analysis criteria are presented in Table 4.

Table 3 indicates that if the property were developed as single family homes, per the existing land use designation, the daily trip generation would total 1,008 total trips. Table 4 summarizes the estimated trip generation for the proposed land use designation. It indicates that the total daily trip generation associated with the prescribed analysis scenario would be 21,906 trips per day. Table 4 indicates that, if the property were developed per the proposed land use designation, an increase in gross daily trips of 20,888 trips would result.

It is noted that the trip generation summary in Table 4 does not take into consideration internal trip capture, which would be anticipated to occur given the mix of land uses prescribed for analysis of the proposed land use. Nor does the trip generation summary reflect the reduction in net new trips that would be associated with pass-by trips to the Specialty Retail Use. These adjustments to the trip generation calculation are the customary practice but are not reflected, due to direction from the Broward County Planning Council.

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TABLE 3
DAVIE CORPORATE PARK LAND USE PLAN AMENDMENT
TRIP GENERATION - EXISTING LAND USE DESIGNATION

LAND USE	INTENSITY SF/UNITS	TRIP GENERATION RATE/EQUATION	TRIP GENERATION *		
			DAILY		
			IN	OUT	TOTAL
Single Family (LU210, p.263)	98 Units	$\text{Ln}(T)=0.920\text{Ln}(X)+2.707$ trips/day	509	509	1,018
Total			509	509	1,018

TABLE 4
DAVIE CORPORATE PARK LAND USE PLAN AMENDMENT
TRIP GENERATION - PROPOSED LAND USE DESIGNATION

LAND USE	INTENSITY SF/UNITS	TRIP GENERATION RATE/EQUATION	TRIP GENERATION *		
			DAILY		
			IN	OUT	TOTAL
Employment Center - Low:	1,500,000 SF				
General Light Industrial (LU 110, p.99)	900,000 SF	$T=7.468(X)-101.921$ trips/1,000 SF/day	3,309	3,310	6,619
General Office Building (LU 710, p.1052)	300,000 SF	$\text{Ln}(T)=0.768\text{Ln}(X)+3.654$ trips/1,000 SF/day	1,543	1,543	3,086
Specialty Retail (LU 814, p.1224)	300,000 SF	40.67 /1,000 SF/day	6,100	6,101	12,201
Total			10,952	10,954	21,906
Increase			10,443	10,445	20,888

* All Trip Generation Rates from Institute of Transportation Engineer's -Trip Generation, 6th Edition.

** Peak-hour of Generator

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4. *Provide any transportation studies relating to this amendment, as desired.*

No separate study is provided at this time.

G. Mass Transit Analysis

1. *Identify the mass transit modes serving the amendment area.*

The modes that serve the amendment site are the Broward County Mass Transit System and the Town of Davie Community Bus service.

2. *Identify the change in demand resulting from this amendment.*

The existing maximum permitted use of 98 single family homes results in an average demand of 1,008 daily trips. The proposed 1,500,000 square feet of business park results in a demand of 18,349 trips per day, or a gross increase of 17,341 trips per day.

3. *Identify the existing and planned mass transit routes and scheduled service (headway) for the amendment area.*

Existing:

There are no Broward County bus routes that directly serve this site. However there is a Town of Davie Community Bus Service that runs in conjunction with the Broward County bus routes to serve this amendment site. The two Broward County Bus Routes are #9 and #12. The Town of Davie Community Bus Service runs east and west along Griffin Road. See **Appendix 11** for the Broward County and Town of Davie maps and time tables.

If we assume a one percent transit mode share for this area of the county, which is not attained at present, but may be in the future, this identifies an estimated increase in transit demand associated with the amendment of 173 trips per day. Assuming that the peak demand would equal ten percent of the daily demand, an estimated peak hour demand of 17 trips is identified. A review of the most recent Broward County Transit Ridership Report (January – December 2001) identified an average loading of six passengers in the routes closest proximity to the subject site (Davie Road at Griffin Road/Orange Drive). Similarly, the average number of passengers on Route 9, at its closest point to the project site (also at Davie Road and Griffin Road/Orange Drive) is seven passengers. Given that the bus capacity is 40 passengers, it appears that adequate capacity exists on Broward County Transit buses to accommodate the increase in demand associated with the proposed land use amendment. Detailed ridership information on the Town of Davie Community Bus Service indicates that ridership less than one passenger per bus is currently recorded in the area of the project site. This service operates mini-buses that accommodate 16 passengers, at 45 minute headways. It appears that this service would be able to accommodate the increase in demand associated with the proposed land use change.

4. *Letter from service provider verifying the information in items 1-3 above.*

A letter from Spencer Stolsen of Broward County Mass Transit verifying this information is attached. See **Appendix 12**.

5. *Describe how the proposed amendment furthers or is consistent with the concept of a “transit-oriented development”.*

The concept of “transit-oriented development” fits well with this type of proposed use. The Town of Davie Community Bus Service connecting to the Broward County bus routes will provide the necessary bus service to this amendment site and encourage mass transit for those people working in the Employment Center – Low land use.

6. **ANALYSIS OF NATURAL AND HISTORIC RESOURCES**

Indicate if the site contains, is located adjacent to or has the potential to impact any of the natural and historic resource(s) listed below, and if so, how they will be protected or mitigated. Planning Council staff will request additional information from the Department of Planning and Environmental Protection and the Broward County Historical Commission regarding the amendment’s impact on natural and historic resources. The applicant is encouraged to contact the individual review agencies to discuss these issues.

A. *Historic sites or districts on the National Register of Historic Places or locally designated historic sites.*

The amendment site is not located within a historic district and does not have any historic significance.

A letter from Patrick Gensler of the Florida Department of State, Division of Historic Resources verifying this information is attached. See **Appendix 13**.

B. *Archaeological sites listed on the Florida Master Site File.*

The amendment site does not contain any sites listed on the Florida Master Site File.

A letter from Patrick Gensler of the Florida Department of State, Division of Historic Resources verifying this information is attached. Also see **Appendix 13**.

C. *Wetlands.*

Based on field reviews performed by Miller, Legg, & Associates’ personnel, the amendment site appears to contain herbaceous wetlands. These wetlands may be jurisdictional to the Broward County Department of Planning and Environmental Protection (BCDPEP), the South Florida Water Management District (SFWMD), and the U.S. Army Corp of Engineers (USACOE). Jurisdictional determinations would be required from each of these agencies to confirm the location and extent of on site wetlands. In addition, these agencies would require functional assessments of the on-site wetlands to determine the amount of wetlands mitigation required to offset impacts to the on-site wetlands. Mitigation options include but are not limited to on-site wetlands creation or restoration and off-site wetlands creation or restoration. See **Appendix 14**.

D. Local Areas of Particular Concern as identified by the Town of Davie Land Use Plan.

The subject site is not within an area designated as a Local Area of Particular Concern by the Town of Davie Land Use Plan. Source: See **Appendix 15**.

E. “Endangered” or “threatened species” or “species of special concern” or “commercially exploited” as per the Florida Fish and Wildlife Conservation Commission (fauna), the U.S. Fish and Wildlife Service (flora and fauna), or the Florida Department of Agricultural and Consumer Services (fauna). If yes, identify the species and show the habitat location on a map.

No, endangered, threatened, or species of special concern per the Florida Fish and Wildlife Conservation Commission, the U.S. Fish and Wildlife Service, or the Florida Department of Agricultural and Consumer Services were observed within the subject site during field visits conducted by Miller, Legg, & Associates.

F. Plants listed in the Regulated Plant Index for protection by the Florida Department of Agriculture and Consumer Services.

Based on field reviews performed by Miller, Legg, & Associates’ personnel, no plant species listed on the index was observed on the amendment site.

G. Wellfields - indicate whether the amendment is located within a wellfield protection zone of influence as defined by Broward County Code, Chapter 27, Article 13 “Wellfield Protection”. If so, specify the affected zone and any provisions which will be made to protect the wellfield.

Based on the review of the latest (January 2002) Broward County Wellfield Protection Zones and Contaminated Sites Map, the Broward County Office of Environmental Services (OES), has proposed to install six (6) wells within the limits of the subject site. The exact location and date of installation of these proposed wells has yet to be determined.

Miller, Legg, & Associates personnel have begun preliminary meetings with OES to determine the proper placement of the proposed wells to ensure adequate wellfield protection. See **Appendix 16**.

H. Soils - describe whether the amendment will require the alteration of soil conditions or topography. If so, describe what management practices will be used to protect or mitigate the area’s natural features.

Based on field reviews performed by Miller, Legg, & Associates’ personnel, the amendment site, hydric soils are present throughout the site.

The existing hydric soils within the upland areas (improved pasture) have been severely altered as a result of drainage, and have consequently lost their hydric characteristics. However, the hydric soils present within the wetland area are still displaying hydric characteristics, and continue to support wetland vegetation. Removal of these soils and replacement with limerock fill material may be required for site development. Hydric soils removed from the existing wetlands may be incorporated into an on-site mitigation area. If placed at the proper elevation within the mitigation area, these hydric soils will continue to perform their current functions (i.e. supporting wetland vegetation). See **Appendix 17**.

7. **LAND USE COMPATIBILITY**

Describe how the amendment is consistent with existing and planned future land uses in the area (including adjacent communities). Identify specific land development code provisions or other measures that have or will be utilized to ensure land use compatibility.

The amendment site is located south of the Davie RAC, approximately 1650 feet south of Griffin Road. There are three other land use categories north of the amendment site and south of Griffin Road. These are Commercial, Employment Center, and L-5. The proposed Employment Center - Low land use category is consistent with these existing land uses in the area. All building setbacks and adjacent landscape buffers required by the Town of Davie zoning code applicable for this land use category will be provided at the time the rezoning and site plan are processed through the Town.

8. **CONSISTENCY WITH GOALS, OBJECTIVES AND POLICIES OF THE BROWARD COUNTY LAND USE PLAN**

List of objectives and policies of the Broward County Land Use Plan which the proposed amendment furthers.

Objective 3.02.00 – Establish Employment Center land use categories on the Future Broward County Land Use Plan Map permitting types of development which may be compatible with residential and other less intensive land uses, and which would support high technology and service based activities which Broward County has attracted in recent years as well as the tourist-oriented segment of Broward County's economy

Policy 3.02.01 - Permit those land uses within designated Employment Center areas which are identified in the Employment Center Permitted Uses subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan

Policy 3.02.02 - Local certified land use plans may permit twenty percent of areas designated employment center to be used for commercial and retail uses, subject to the restrictions identified within Policy 12.01.10 and the Employment Center Permitted Uses subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan.

9. **POPULATION PROJECTIONS**

1. *Population projections for the 20 year planning horizon (indicate year).*

The Town of Davie 1997 Amendment projected a population of 69,451 for the year 2010. The 2000 Census provides a total Town of Davie population at 75,720.

2. *Population projections resulting from proposed land use (if applicable).*

The amendment site does not propose any residential units to create more housing and additional population into the Town of Davie, therefore, this is not applicable.

3. *Using population projections for 20 year planning horizon, demonstrate the effect of the proposed amendment on the land needed to accommodate the projected population.*

The amendment site does not propose any residential units and is therefore not applicable.

10. **ADDITIONAL SUPPORT DOCUMENT**

Other support documents or summary of support documents on which the proposed amendment is based.

No additional documents other than what has already been provided in this analysis, is applicable to this amendment.

11. **PLAN AMENDMENT COPIES**

A. *12 copies for the BCPC*

B. *10 copies of the corresponding local land use plan amendment application, if transmitting concurrent to DCA.*

12. **PUBLIC EDUCATION ANALYSIS**

The schools serving the site are as follows:

<i>School</i>	<i>20th Day Count (2001/02)</i>	<i>Capacity (FISH)</i>
Davie Elementary	986 students	921 students
Driftwood Middle School	1,784 students	1,484 students
Hollywood Hills High School	2,401 students	1,817 students

Source: Broward County School Board 2002-2003 Enrollment Projections

The amendment site proposes a non-residential use; therefore there will be no additional impact on existing schools.

V:\Twp-Rng-Sec\50-41-35\03-00019\DOCS\REPORTS\Town of Davie LUPA.doc

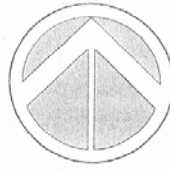
APPENDICES

1. MINUTES OF TOWN OF DAVIE LOCAL PLANNING AGENCY AND TOWN COUNCIL MEETING
2. OVERALL SITE AMENDMENT MAP
3. AMENDMENT SITE LEGAL DESCRIPTION
4. AMENDMENT SITE 300 SCALE MAP
5. CONCEPTUAL DEVELOPMENT PLAN
6. SANITARY SEWER VERIFICATION LETTER FROM TOWN OF DAVIE UTILITIES
7. POTABLE WATER VERIFICATION LETTER FROM TOWN OF DAVIE UTILITIES
8. MEMORANDUM OF MEETING WITH CENTRAL BROWARD WATER CONTROL DISTRICT
9. DRAINAGE VERIFICATION LETTER FROM CENTRAL BROWARD WATER CONTROL DISTRICT
10. SOLID WASTE VERIFICATION LETTER FROM WASTE MANAGEMENT, INC.
11. BROWARD COUNTY MASS TRANSIT AND TOWN OF DAVIE COMMUNITY BUS SERVICE INFORMATION
12. VERIFICATION LETTER FROM BROWARD COUNTY MASS TRANSIT DIVISION
13. HISTORIC RESOURCE & ARCHEOLOGICAL VERIFICATION LETTER
14. WETLAND MAP OF SITE
15. TOWN OF DAVIE LAND USE PLAN LOCAL AREA OF PARTICULAR CONCERN MAP
16. BROWARD COUNTY WELLFIELD PROTECTION ZONES AND CONTAMINATION SITE MAP
17. SOILS MAP OF SITE

APPENDIX 1

To Be Provided

APPENDIX 2



APPENDIX 3

DESCRIPTION:

THE NORTH 1/2 OF THE SOUTH 1/2 OF TRACT 1 AND THE NORTH 1/2 OF THE SOUTH 1/2 OF TRACT 2, OF NEWMAN'S SURVEY OF SECTION 35, TOWNSHIP 50 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, AT PAGE 26, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; SAID PROPERTY LOCATED IN BROWARD COUNTY, FLORIDA

THE SOUTH 1/2 OF THE SOUTH 1/2 OF TRACT 1 AND THE SOUTH 1/2 OF THE SOUTH 1/2 OF TRACT 2, OF NEWMAN'S SURVEY OF SECTION 35, TOWNSHIP 50 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, AT PAGE 26, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; SAID PROPERTY LOCATED IN BROWARD COUNTY, FLORIDA

(LEGAL DESCRIPTION AS DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK. COMMITMENT NUMBER-NT02-0231- EFFECTIVE DATE JANUARY 14, 2003 AT 8:00 AM)

TOGETHER WITH:

MC CALL NURSERY PLAT 2, ACCORDING TO THE PLAT THEREOF AS FILED IN PLAT BOOK 159, PAGE 25 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

(LEGAL DESCRIPTION AS DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK. COMMITMENT NUMBER-NT03-0246- EFFECTIVE DATE JANUARY 14, 2003 AT 8:00 AM REVISED FEBRUARY 4, 2003)

TOGETHER WITH:

THE WEST 200 FEET OF THE EAST 850.96 FEET OF THE SOUTH 343.10 FEET OF THE NORTH 661.26 FEET OF TRACT 1 OF "NEWMAN'S SURVEY" AS RECORDED IN PLAT BOOK 2, PAGE 26 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LESS THE SOUTH 25 FEET THEREOF FOR ROAD.

SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA AND CONTAIN 1.461 ACRES, MORE OR LESS.

APPENDIX 4

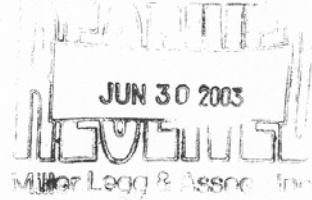
APPENDIX 5

APPENDIX 6



Administration	954.797.1030	Human Resources	954.797.1010
Budget & Finance	954.797.1145	Parks & Recreation	954.797.1145
Development Services	954.797.1111	Police Department	954.693.8200
Engineering	954.797.1113	Public Works	954.797.1240
Fire Department	954.797.1090	Town Clerk	954.797.1023

TOWN OF DAVIE UTILITIES, 6591 Orange Drive, Davie, Florida 33314-3399 954.433.4000



June 26, 2003

BROWARD COUNTY PLANNING COUNCIL
Broward County Governmental Center
115 South Andrews Avenue
Fort Lauderdale, Florida 33301

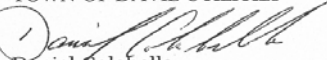
RE: Land Use Plan Amendment for IDI/Davie Corporate Park LUPA

To Whom It May Concern:

I have reviewed the analysis for the above referenced land use plan amendment and confirmed the information provided by Miller, Legg & Associates, Inc. If you require any further information from this office, please contact me at 954-433-4002.

Sincerely,

TOWN OF DAVIE UTILITIES


Daniel Colabella
Utilities Director

:hkc

APPENDIX 7



Administration	954.797.1030	Human Resources	954.797.1010
Budget & Finance	954.797.1145	Parks & Recreation	954.797.1145
Development Services	954.797.1111	Police Department	954.693.8200
Engineering	954.797.1113	Public Works	954.797.1240
Fire Department	954.797.1090	Town Clerk	954.797.1023

TOWN OF DAVIE UTILITIES, 6591 Orange Drive, Davie, Florida 33314-3399

954.433.4000



June 26, 2003

BROWARD COUNTY PLANNING COUNCIL
Broward County Governmental Center
115 South Andrews Avenue
Fort Lauderdale, Florida 33301

RE: Land Use Plan Amendment for IDI/Davie Corporate Park LUPA

To Whom It May Concern:

I have reviewed the analysis for the above referenced land use plan amendment and confirmed the information provided by Miller, Legg & Associates, Inc. If you require any further information from this office, please contact me at 954-433-4002.

Sincerely,

TOWN OF DAVIE UTILITIES

Daniel Colabella
Utilities Director

:hkc

APPENDIX 8

MEMORANDUM

DATE: May 23, 2003

TO ATTENDEES: Mike Crowley, CBWCD
Richard Zehl, IDI Inc., Vice President - Construction
Gary Tenn, MLA, Sr. Project Engineer

FROM: Jill Cohen, Project Manager

CC: Robert P. Legg, MLA
Scott Helms, IDI
Gary Minor, IDI
Bonnie Miskel, Ruden McClosky

RE: Davie Corporate Park
Stormwater & Drainage Concept
MLA Project No. 03-00019

On Wednesday, May 14, 2003 at 2PM, a meeting was held in Mike Crowley's office at the CBWCD. Mike Crowley, Rich Zehl, Gary Tenn and Jill Cohen were in attendance.

Project Overview:

Jill described the project location and provided a brief historical perspective of the project including the proposed use, existing and proposed project access, the proposed application to the Town for a LUPA (Land Use Plan Amendment) for an Employment Use and the Town's concerns for not accessing the site off of the adjacent SW 58th Avenue.

Items Discussed:

- Jill described the site regarding buffering of SW 58th Avenue with the proposed storm water/mitigation area. A conceptual plan (Exhibit A) was provided depicting the project layout and retention/wetland mitigation components.
 - The presence of wetlands was discussed. It was agreed that we were proposing mitigation on site in the retention area.
 - The existing canals along SW 52nd Avenue were discussed. Mike said that a 20' canal maintenance easement (CME) for the existing canals would be required.
 - Improvements for access to the canal and slopes of 4:1, allowing for 2:1 adjacent to roadways with a guardrail was discussed.

- Design of the existing mitigation site to the south along SW 54th Street and the control elevation of 1.9 feet versus the design elevation of 3.0 feet were discussed in light of a “successful mitigation” per recorded elevation data for the proposed site.
- Provision of the maximum 25% of the total land area “cap” requirement for storm retention was discussed. Storm water from future buildings and landscaped islands must be treated (exfiltration) prior to drainage into mitigation area. Area for wetland compensation might exceed the required land for retention on-site and it was discussed that off-site mitigation and/or enhancement of the existing mitigation site to the south might be explored as an alternative. It was mentioned that an agreement between the current owners of this mitigation area and IDI would need to be reached should this be a consideration.
- Overall the stormwater concept was favorably accepted to meet requirements established.

Should the information contained above be found inaccurate, please contact the originator. No response will be construed as concurrence with these minutes.

V:\Twp-Rng-Sec\50-41-35\03-00019\DOCS\CORRES\LETTERS\Mike Crowley\Memo5-15-03-Orig.doc

APPENDIX 9



CENTRAL BROWARD WATER CONTROL DISTRICT

8020 STIRLING ROAD (DAVIE)
HOLLYWOOD, FLORIDA 33024

BOARD OF COMMISSIONERS

Wayne Arnold, Chair
Cris Fardelmann, Vice-Chair
Kevin Biederman
David Donzella
Tom Green
Sandra Switzer

TELEPHONE: (954) 432-5110

FAX: (954) 432-8603

E-Mail: mtcrowley@bellsouth.net

July 22, 2003

Broward County Planning Council
Broward County Governmental Center
115 S. Andrews Avenue
Fort Lauderdale, FL 33301

Re: Land Use Plan Amendment for IDI/Davie Corporate Property

To Whom It May Concern:

I have reviewed the analysis for the above-referenced land use plan amendment and confirmed the information provided by Miller, Legg & Associates, Inc. If you require any further information from this office, please contact me at: (954) 432-5110.

Sincerely,

Michael Crowley
District Manager

MC/vg

APPENDIX 10



John Albert
954-984-2067

WASTE MANAGEMENT

2700 N.W. 48th Street
Pompano Beach, FL 33073

August 20, 2003

Robert Legg
Miller Legg & Associates
1800 North Douglas Road
Pembroke Pines FL 33024

Dear Mr. Legg:

This letter is being sent in regard to the Davie Corporate Park or IDI project your company is currently involved with in the Town of Davie.

With regard to disposal capacity for the project, I want to let you know that the Wheelabrator Waste-To-Energy Plant can handle the solid waste from this project for the next 9 years under a contract with Broward County. In addition, Waste Management's Central Landfill in Pompano Beach can handle the waste for the next 15 years.

If I can be of any further assistance, please let me know.

Respectfully yours,

A handwritten signature in black ink that reads "John M. Albert". The signature is written in a cursive style with a large, stylized "J" and "A".

John M. Albert
Manager - Government Affairs

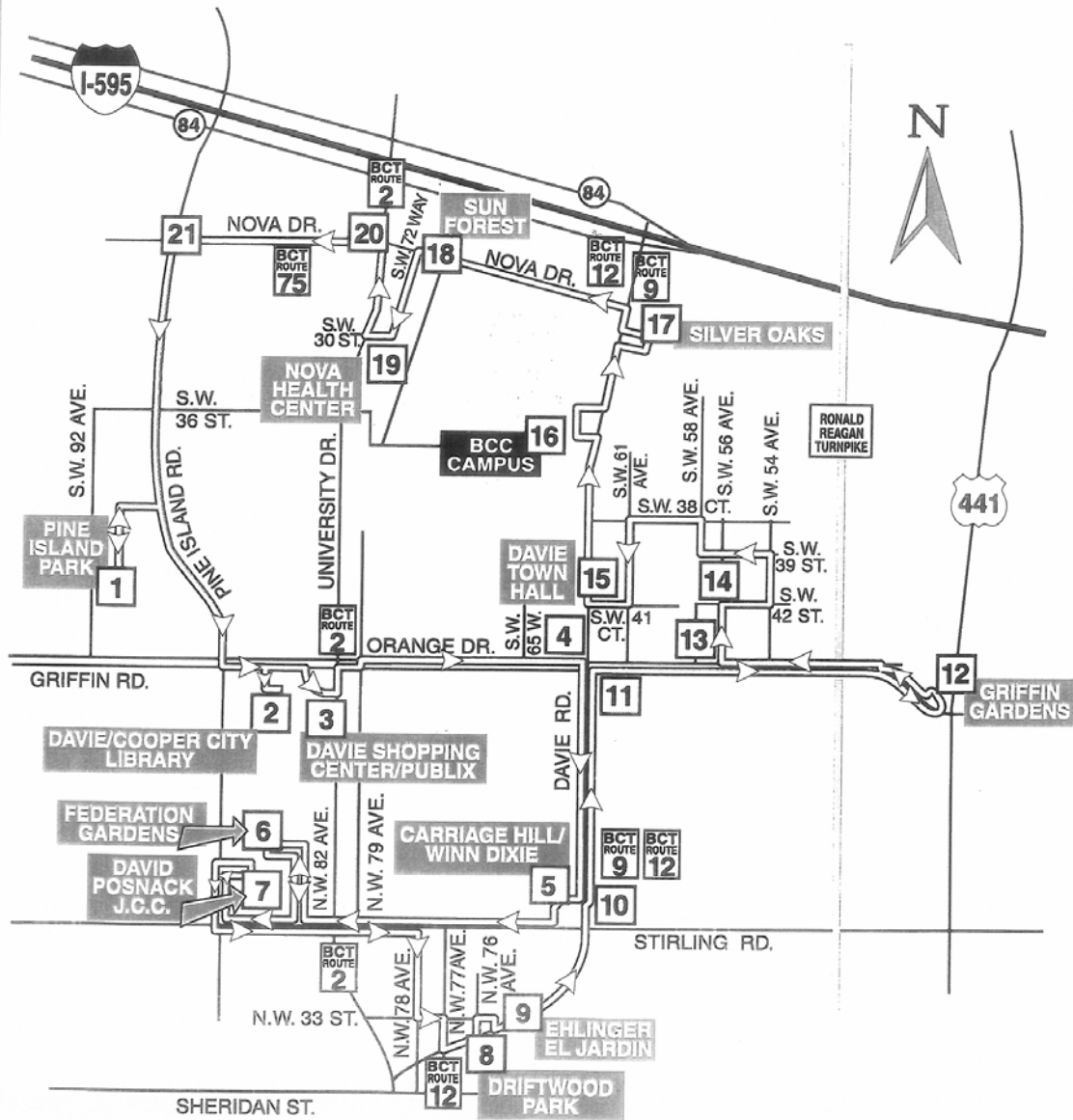
JMA:nem

APPENDIX 11



TOWN OF DAVIE

COMMUNITY BUS SERVICE ROUTE



TOWN OF DAVIE • TIMETABLE

EFFECTIVE: OCTOBER 2001

BOXED NUMBERS ON THE TIMETABLE REFER TO THE TIMEPOINTS ON MAP.
TIMEPOINTS DO NOT NECESSARILY REPRESENT ALL THE BUS STOPS ON THE ROUTE.

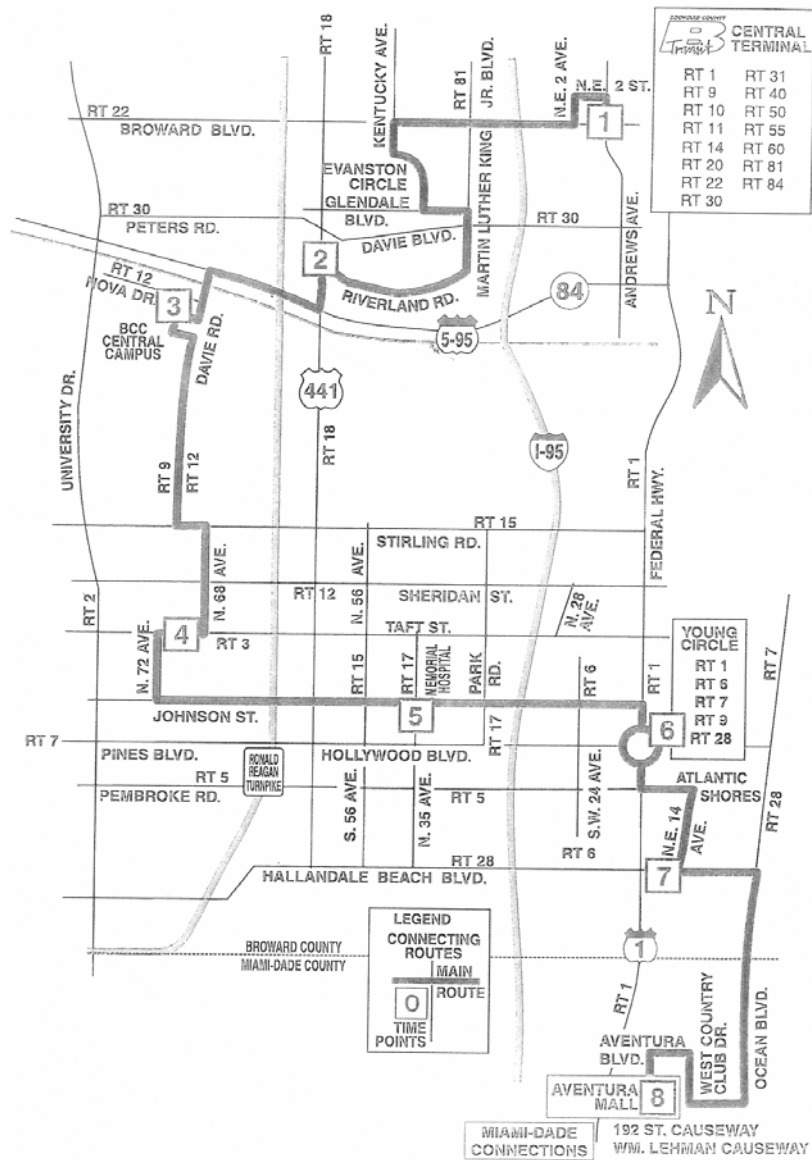
MONDAY THROUGH FRIDAY

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PINE ISLAND PARK	DAVE/COOPER CITY LIBRARY	DAVE SHOPPING CENTER/PUBLIX	DAVE TOWN HALL	CARRIAGE HILL/ WINN DIXIE	FEDERATION GARDENS	DAVID POSNACK J.C.C.	DRIFTWOOD PARK	EHLINGER PARK	DAVE RD. & STIRLING RD.	DAVE RD. & GRIFFIN RD.	GRIFFIN GARDENS	ORANGE DR. & S.W. 56 AVE.	S.W. 56 AVE. & S.W. 39 ST.	DAVE RD. & S.W. 41 CT. &	BCC CAMPUS	SILVER OAKS S.W. 30 ST.	SUN FOREST NOVA DR.	NOVA HEALTH CENTER	TOWERS SHOPS/ HOME DEPOT	PINE ISLAND RD. & NOVA DR.	PINE ISLAND PARK
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SATURDAY

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NUMBERS REFER TO TIME POINTS ON MAP
BOLD TYPE INDICATES PM HOURS



SATURDAY

YOUNG CIRCLE • HALLANDALE BEACH BLVD • AVENTURA MALL

NORTHBOUND

8	7	6	5	4	3	2	1
ADVENTURA MALL	HALLANDALE BEACH BLVD. & N.E. 14 AVE.	YOUNG CIRCLE	JOHNSON ST. & N. 35 AVE.	TAFT ST. & N. 68 AVE.	BCC CENTRAL CAMPUS	RIVERLAND RD. & HWY. 441	BROWARD CENTRAL TERMINAL
STARTS AT RIVERLAND RD. & S.W. 37 TERR. - NASSAU LN. ▶							
		6:40	6:50	7:05	7:25	6:35	7:00
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2:00	2:20	2:35	2:45	3:00	3:20	3:30	3:55
3:00	3:20	3:35	3:45	4:00	4:20	4:30	4:55
4:00	4:20	4:35	4:45	5:00	5:20	5:30	5:55
5:00	5:20	5:35	5:45	6:00	6:20	6:30	6:55
6:00	6:20	6:35	6:45	7:00	7:20	7:30	7:55G
7:00	7:20	7:35G					
8:00	8:20	8:35G					

G- DESIGNATES BUS RETURNS TO GARAGE, NOT IN SERVICE.

ROUTE 9

EFFECTIVE APRIL 15, 2001

WEEKDAY

BROWARD CENTRAL TERMINAL • BCC CENTRAL CAMPUS
• YOUNG CIRCLE
HALLANDALE BEACH BLVD • AVENTURA MALL

SOUTHBOUND

1	2	3	4	5	6	7	8
BROWARD CENTRAL TERMINAL	RIVERLAND RD. & HWY. 441	BCC CENTRAL CAMPUS	TAFT ST. & N. 68 AVE.	JOHNSON ST. & N. 35 AVE.	YOUNG CIRCLE	HALLANDALE BEACH BLVD. & N.E. 14 AVE.	AVENTURA MALL

NUMBERS REFER TO TIME POINTS ON MAP

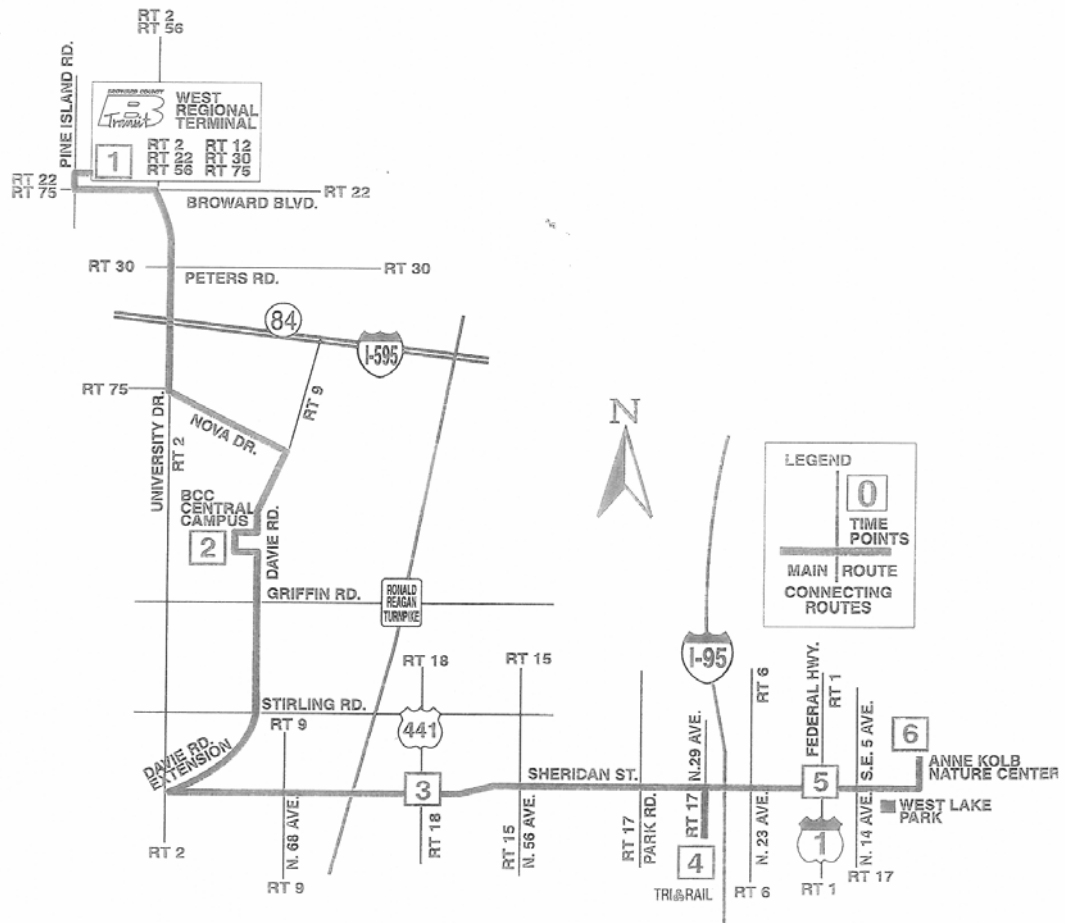
6:05	6:25	6:35	6:55	7:15	7:25	6:05	6:15	6:30	6:45	6:55	7:05	7:20	6:40
6:40	7:05	7:15	7:35	7:50	8:05	8:15	8:30	8:45	8:55	9:05	9:15	8:30	8:00
7:20	7:45	7:55	8:15	8:30	8:45	8:55	9:10	9:25	9:35	9:45	9:55	9:10	8:40
8:00	8:25	8:35	8:55	9:10	9:25	9:35	9:50	10:05	10:15	10:25	10:35	9:50	9:20
8:40	9:05	9:15	9:35	9:50	10:05	10:15	10:30	10:45	10:55	11:05	11:15	10:40	10:10
9:20	9:45	9:55	10:15	10:30	10:45	10:55	11:10	11:25	11:35	11:45	11:55	11:20	10:50
10:00	10:25	10:35	10:55	11:10	11:25	11:35	11:50	12:05	12:15	12:25	12:35	12:00	11:30
10:40	11:05	11:15	11:35	11:50	12:05	12:15	12:30	12:45	12:55	1:05	1:15	12:40	12:10
11:20	11:45	11:55	12:15	12:30	12:45	12:55	1:10	1:25	1:35	1:45	1:55	12:50	12:20
12:00	12:25	12:35	12:55	1:10	1:25	1:35	1:50	2:05	2:15	2:25	2:35	1:50	1:20
12:40	1:05	1:15	1:35	1:50	2:05	2:15	2:30	2:45	2:55	3:05	3:15	2:40	2:10
1:20	1:45	1:55	2:15	2:30	2:45	2:55	3:10	3:25	3:35	3:45	3:55	3:20	2:50
2:00	2:25	2:35	2:55	3:10	3:25	3:35	3:50	4:05	4:15	4:25	4:35	4:00	3:30
2:40	3:05	3:15	3:35	3:50	4:05	4:15	4:30	4:45	4:55	5:05	5:15	4:40	4:10
3:20	3:45	3:55	4:15	4:30	4:45	4:55	5:10	5:25	5:35	5:45	5:55	5:20	4:50
4:00	4:25	4:35	4:55	5:10	5:25	5:35	5:50	6:05	6:15	6:25	6:35	6:00	5:30
4:40	5:05	5:15	5:35	5:50	6:05	6:15	6:30	6:45	6:55	7:05	7:15	6:40	6:10
5:20	5:45	5:55	6:15	6:30	6:45	6:55	7:10	7:25	7:35	7:45	7:55	7:20	6:50
6:00	6:25	6:35	6:55	7:10	7:25	7:35	7:50	8:00	8:10	8:20	8:30	8:00	7:30
6:40	7:05	7:15	7:35	7:50	8:00	8:10	8:20	8:30G	8:40	8:50	9:00	8:30	8:00
7:20	7:40	7:50	8:05	8:20	8:30G	8:40	8:50	9:00	9:10	9:20	9:30	9:00	8:30
8:10	8:30	8:40	8:55	9:10	9:20	9:30	9:45	9:55G	10:05	10:15	10:25	9:50	9:20
8:45	9:05	9:15	9:30	9:45	9:55G	10:05	10:20	10:35G	10:45	10:55	11:05	10:30	10:00
9:25	9:45	9:55	10:10	10:25	10:35G	10:45	10:55	11:05	11:15	11:25	11:35	11:00	10:30

NORTHBOUND

1	2	3	4	5	6	7	8
BROWARD CENTRAL TERMINAL	RIVERLAND RD. & HWY. 441	BCC CENTRAL CAMPUS	TAFT ST. & N. 68 AVE.	JOHNSON ST. & N. 35 AVE.	YOUNG CIRCLE	HALLANDALE BEACH BLVD. & N.E. 14 AVE.	AVENTURA MALL

STARTS AT RIVERLAND RD. & S.W. 37 TERR. • NASSAU LN. ▲

5:55	6:05	6:20	6:40	6:50	7:15	6:10	6:35
6:35	6:45	7:00	7:20	7:30	7:55	7:20	7:45
7:20	7:40	7:55	8:05	8:20	8:40	8:10	8:35
8:00	8:20	8:35	8:45	9:00	9:20	9:30	9:55
8:40	9:00	9:15	9:25	9:40	10:00	10:10	10:35
9:20	9:40	9:55	10:05	10:20	10:40	10:50	11:15
10:00	10:20	10:35	10:45	11:00	11:20	11:30	11:55
10:40	11:00	11:15	11:25	11:40	12:00	12:10	12:35
11:20	11:40	11:55	12:05	12:20	12:40	12:50	1:15G
12:00	12:20	12:35	12:45	1:00	1:20	1:30	1:55
12:40	1:00	1:15	1:25	1:40	2:00	2:10	2:35
1:20	1:40	1:55	2:05	2:20	2:40	2:50	3:15
2:00	2:20	2:35	2:45	3:00	3:20	3:30	3:55
2:40	3:00	3:15	3:25	3:40	4:00	4:10	4:35
3:20	3:40	3:55	4:05	4:20	4:40	4:50	5:15
4:00	4:20	4:35	4:45	5:00	5:20	5:30	5:55
4:40	5:00	5:15	5:25	5:40	6:00	6:10	6:35
5:20	5:40	5:55	6:05	6:20	6:40	6:50	7:15
6:00	6:20	6:35	6:45	7:00	7:20	7:30	7:55
6:40	7:00	7:15	7:30	7:40	8:00	8:10	8:30
7:20	7:40	7:50	8:00	8:10	8:25	8:35	8:50
7:55	8:10	8:20	8:30	8:40	8:55	9:05	9:20
8:30	8:45	8:55	9:05	9:15	9:30	9:40	9:55
9:30	9:40	9:50	10:05	10:15	10:30	10:40	10:55



ROUTE 12
4/1/99

ROUTE 12

EFFECTIVE APRIL 15, 2001

WEST REGIONAL TERMINAL • BCC CENTRAL CAMPUS • SHERIDAN ST. & HIGHWAY 441

SHERIDAN ST. PARK & RIDE • SHERIDAN ST. & FEDERAL HIGHWAY
SHERIDAN ST. (ANNE KOLB NATURE CENTER)

WEEKDAY

SOUTHBOUND AND EASTBOUND						WESTBOUND AND NORTHBOUND				
WEST REGIONAL TERMINAL	BCC CENTRAL CAMPUS	SHERIDAN ST. & HWY. 441	SHERIDAN ST. PARK & RIDE	SHERIDAN ST. FEDERAL HWY.	SHERIDAN ST. (ANNE KOLB NATURE CENTER)	SHERIDAN ST. FEDERAL HWY.	SHERIDAN ST. PARK & RIDE	SHERIDAN ST. & HWY. 441	BCC CENTRAL CAMPUS	WEST REGIONAL TERMINAL
1	2	3	4	5	6	5	4	3	2	1
NUMBERS REFER TO TIME POINTS ON MAP										
6:00	6:25	6:10	6:20	6:30	6:40	6:50	7:00	6:30	6:50	7:15
6:40	7:05	6:50	7:00	7:10	7:20	7:30	7:40	7:10	7:30	7:55
7:20	7:45	7:30	7:40	7:50	8:00	8:10	8:20	7:50	8:10	8:35
8:00	8:25	8:10	8:20	8:30	8:40	8:50	9:00	8:30	8:50	9:15
8:40	9:05	8:50	9:00	9:10	9:20	9:30	9:40	9:10	9:30	9:55
9:20	9:45	9:30	9:40	9:50	10:00	10:10	10:20	9:50	10:10	10:35
10:00	10:25	10:10	10:20	10:30	10:40	10:50	11:00	10:30	10:50	11:15
10:40	11:05	10:50	11:00	11:10	11:20	11:30	11:40	11:10	11:30	11:55
11:20	11:45	11:30	11:40	11:50	12:00	12:10	12:20	11:50	12:10	12:35
12:00	12:25	12:10	12:20	12:30	12:40	12:50	1:00	12:30	12:50	1:15
12:40	1:05	1:00	1:10	1:20	1:30	1:40	1:50	1:10	1:30	1:55
1:20	1:45	1:30	1:40	1:50	2:00	2:10	2:20	1:50	2:10	2:35
2:00	2:25	2:10	2:20	2:30	2:40	2:50	3:00	2:30	2:50	3:15
2:40	3:05	2:50	3:00	3:10	3:20	3:30	3:40	3:10	3:30	3:55
3:20	3:45	3:30	3:40	3:50	4:00	4:10	4:20	3:50	4:10	4:35
4:00	4:25	4:10	4:20	4:30	4:40	4:50	5:00	4:30	4:50	5:15
4:40	5:05	4:50	5:00	5:10	5:20	5:30	5:40	5:10	5:30	5:55
5:20	5:45	5:30	5:40	5:50	6:00	6:10	6:20	5:50	6:10	6:35
6:00	6:25	6:10	6:20	6:30	6:40	6:50	7:00	6:30	6:50	7:15G
6:40	7:05	6:50	7:00	7:10	7:20G			7:10	7:30	7:55G
		7:30	7:40	7:50	8:00G					

G DESIGNATES BUS RETURNS TO GARAGE • NOT IN SERVICE
BOLD TYPE INDICATES P.M. HOURS

ROUTE 12

EFFECTIVE AUGUST 20, 2000

WEST REGIONAL TERMINAL • BCC CENTRAL CAMPUS • SHERIDAN ST. & HIGHWAY 441
SHERIDAN ST. PARK & RIDE • SHERIDAN ST. & FEDERAL HIGHWAY
SHERIDAN ST. (ANNE KOLB NATURE CENTER)

SATURDAY

SOUTHBOUND AND EASTBOUND

WEST REGIONAL TERMINAL	BCC CENTRAL CAMPUS	SHERIDAN ST. & HWY. 441	SHERIDAN ST. PARK & RIDE	SHERIDAN ST. & FEDERAL HWY.	SHERIDAN ST. (ANNE KOLB NATURE CENTER)
1	2	3	4	5	6
NUMBERS REFER TO TIME POINTS ON MAP					
6:05	6:20	6:40	6:10	6:20	6:25
6:50	7:05	7:25	6:50	7:00	7:05
7:35	7:50	8:10	8:20	8:30	8:35
8:20	8:35	8:55	9:05	9:15	9:20
9:05	9:20	9:40	9:50	10:00	10:05
9:50	10:05	10:25	10:35	10:45	10:50
10:35	10:50	11:10	11:20	11:30	11:35
11:20	11:35	11:55	12:05	12:15	12:20
12:05	12:20	12:40	12:50	1:00	1:05
12:50	1:05	1:25	1:35	1:45	1:50
1:35	1:50	2:10	2:20	2:30	2:35
2:20	2:35	2:55	3:05	3:15	3:20
3:05	3:20	3:40	3:50	4:00	4:05
3:50	4:05	4:25	4:35	4:45	4:50
4:35	4:50	5:10	5:20	5:30	5:35
5:20	5:35	5:55	6:05	6:15	6:20
6:05	6:20	6:40	6:50	7:00	7:05G
6:50	7:05	7:25	7:35	7:45	7:50G

WESTBOUND AND NORTHBOUND

SHERIDAN ST. (ANNE KOLB NATURE CENTER)	SHERIDAN ST. & FEDERAL HWY.	SHERIDAN ST. PARK & RIDE	SHERIDAN ST. & HWY. 441	BCC CENTRAL CAMPUS	WEST REGIONAL TERMINAL
6	5	4	3	2	1
6:25	6:30	6:40	6:50	7:05	7:25
7:05	7:15	7:25	7:35	7:50	8:10
7:50	8:00	8:10	8:20	8:35	8:55
8:35	8:45	8:55	9:05	9:20	9:40
9:20	9:30	9:40	9:50	10:05	10:25
10:05	10:15	10:25	10:35	10:50	11:10
10:50	11:00	11:10	11:20	11:35	11:55
11:35	11:45	11:55	12:05	12:20	12:40
12:20	12:30	12:40	12:50	1:05	1:25
1:05	1:15	1:25	1:35	1:50	2:10
1:50	2:00	2:10	2:20	2:35	2:55
2:35	2:45	2:55	3:05	3:20	3:40
3:20	3:30	3:40	3:50	4:05	4:25
4:05	4:15	4:25	4:35	4:50	5:10
4:50	5:00	5:10	5:20	5:35	5:55
5:35	5:45	5:55	6:05	6:20	6:40
6:20	6:30	6:40	6:50	7:05	7:25G

SUNDAY

10:05	10:20	10:35	10:45	10:55	10:00
11:05	11:20	11:35	11:45	11:55	11:00
12:05	12:20	12:35	12:45	12:55	1:00
1:05	1:20	1:35	1:45	1:55	2:00
2:05	2:20	2:35	2:45	2:55	3:00
3:05	3:20	3:35	3:45	3:55	4:00
4:05	4:20	4:35	4:45	4:55	5:00
5:05	5:20	5:35	5:45	5:55	6:00
6:05	6:20	6:35	6:45	6:55	7:00

10:00	10:05	10:15	10:25	10:40	10:55
11:00	11:05	11:15	11:25	11:40	11:55
12:00	12:05	12:15	12:25	12:40	12:55
1:00	1:05	1:15	1:25	1:40	1:55
2:00	2:05	2:15	2:25	2:40	2:55
3:00	3:05	3:15	3:25	3:40	3:55
4:00	4:05	4:15	4:25	4:40	4:55
5:00	5:05	5:15	5:25	5:40	5:55
6:00	6:05	6:15	6:25	6:40	6:55G
7:00	7:05	7:15G			

G DESIGNATES BUS RETURNS TO GARAGE • NOT IN SERVICE
BOLD TYPE INDICATES P.M. HOURS

APPENDIX 12



Community Services Department
MASS TRANSIT DIVISION - Service Development
3201 West Copans Road • Pompano Beach, Florida 33069
954-357-8375 • FAX 954-357-8342

MAY 23 2003

May 20, 2003

Ms. Dawn Sonneborn, AICP
Assistant Director of Planning and Platting
Miller Legg & Associates, Inc.
1800 North Douglas Road Suite 200
Pembroke Pines, Florida 33024-3200

RE: Land Use Plan Amendment for Davie Corporate Park
MLA Project No. 03-00019

Dear Dawn:

Thank you for your email dated May 15, 2003 regarding the Davie Corporate Park Land Use Plan Amendment. Mass Transit has reviewed your request regarding current and planned bus service.

Current county bus service to the amendment site, along Griffin Road between Florida's Turnpike and Davie Road, is provided by BCT Routes 9 & 12. Route 9 operates at forty-minute intervals on weekdays and at 1-hour intervals on both Saturday and Sunday. Route 12 operates at 40-minute intervals on weekdays, 45-minute intervals on Saturdays, and 1-hour intervals on Sundays. Additionally, the amendment site is served by the Town of Davie Community Bus Service, which operates at 45-minute intervals on weekdays and Saturdays.

Staff anticipates an increase in the number of transit trips as a result of this amendment and increased service is proposed for this segment in the year 2025 long-range plan update.

If you have any further questions or require any additional information, please don't hesitate to call.

Best regards,

A handwritten signature in black ink, appearing to read "Spencer Stoleson".

Spencer Stoleson/sw
Senior Planner

ss/sw

APPENDIX 13



FLORIDA DEPARTMENT OF STATE
Glenda E. Hood
Secretary of State
DIVISION OF HISTORICAL RESOURCES

May 14, 2003

Brian Voelkes
Miller, Legg, and Assoc.
1800 N. Douglas Rd, Suite 200
Pembroke Pines, FL 33024-3200
FAX (954) 436-8664

Dear Mr. Voelkes:

In response to your inquiry of May 14th, 2003, the Florida Master Site File lists no previously recorded cultural resources or surveys in the following parcels:

T50S, R41E, Section 35

In interpreting the results of our search, please remember the following points:

- Areas which have not been completely surveyed, such as yours, may contain unrecorded archaeological sites, unrecorded historically important structures, or both.
- As you may know, state and federal laws require formal environmental review for some projects. Record searches by the staff of the Florida Master Site File do not constitute such a review of cultural resources. If your project falls under these laws, you should contact the Compliance Review Section of the Bureau of Historic Preservation at 850-245-6333 or at this address.

Sincerely,
Patrick Gensler

A handwritten signature in black ink, appearing to read "Patrick Gensler".

Florida Master Site File
Division of Historical Resources
R. A. Gray Building
500 South Bronough Street
Tallahassee, Florida 32399-0250

Phone 850-245-6331
Fax: 850-245-6439
State SunCom: 205-6440
Email: fmsfile@mail.dos.state.fl.us
Web: <http://www.dos.state.fl.us/dhr/msf/>

500 S. Bronough Street - Tallahassee, FL 32399-0250 • <http://www.flheritage.com>

☐ Director's Office
(850) 245-6300 • FAX: 245-6435

☐ Archaeological Research
(850) 245-6444 • FAX: 245-6436

☐ Historic Preservation
(850) 245-6333 • FAX: 245-6437

☐ Historical Museums
(850) 245-6400 • FAX: 245-6433

☐ Palm Beach Regional Office

☐ St. Augustine Regional Office

☐ Tampa Regional Office

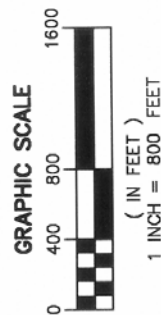
TOTAL P 01

APPENDIX 14



LEGEND:

- SITE BOUNDARY (±98.5 ac.)
- WETLANDS AREA (±20.3 ac.)
- LOCATION OF TRI-COLOR HERON (APPROX.)



SITE MAP

DAVIE CORPORATE PARK

**BROWARD COUNTY, FLORIDA
FOR: INDUSTRIAL DEVELOPMENTS INTERNATIONAL**

Engineers • Planners • Surveyors
Landscape Architects
Environmental Professionals

1500 N. Douglas Blvd., Suite 300
Pompano Beach, Florida 33064
(954) 438-7000 FAX (954) 438-8144
Cen., of Architecture L.B. 00060

03-00019	SM-1
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APPENDIX 15

Town of Davie Land Use Plan
Local Area of Particular Concern Map
(Amendment Site is Not Within an Area of Particular Concern)

Legend:

- Local Area of Particular Concern
- Upland Tree Resources
- Natural Resource Area
- Environmentally Sensitive Land
- Environmentally Sensitive Land/ Local Area of Particular Concern
- Subject Site

NOTES:

1. Local Area of Particular Concern (LAPC) is as subject to the requirements of Section 10-102(a) and Section 5-100(1) of the Broward County Land Use Ordinance Code.
2. Environmental Sensitive Land (ESL) is as shown as designated pursuant to the Environmental Sensitive Land Use Ordinance of 1989. Areas described include Palm Beach State and American Properties Palm Beach State.
3. Natural Resource Areas (NRAs) are subject to the requirements of Section 5-102(a) of the Broward County Land Use Ordinance Code.
4. Tree Resources are areas of significant value to the county - areas where the Broward County Tree Preservation Ordinance (Section 5-104) requires the preservation of trees. As noted, this includes the municipalities of Coral Gables, Aventura, City Lake, Wilton Man, and Broward County. Significant trees and vegetation in the area are not shown. Significant trees and vegetation in the area are not shown.
5. This map does not conform to National Map Accuracy Standards.

Map Labels: Pompano Beach, Fort Lauderdale, Hollywood, Broward County, Florida, Atlantic Ocean, Turnpike, etc.



March, 2000



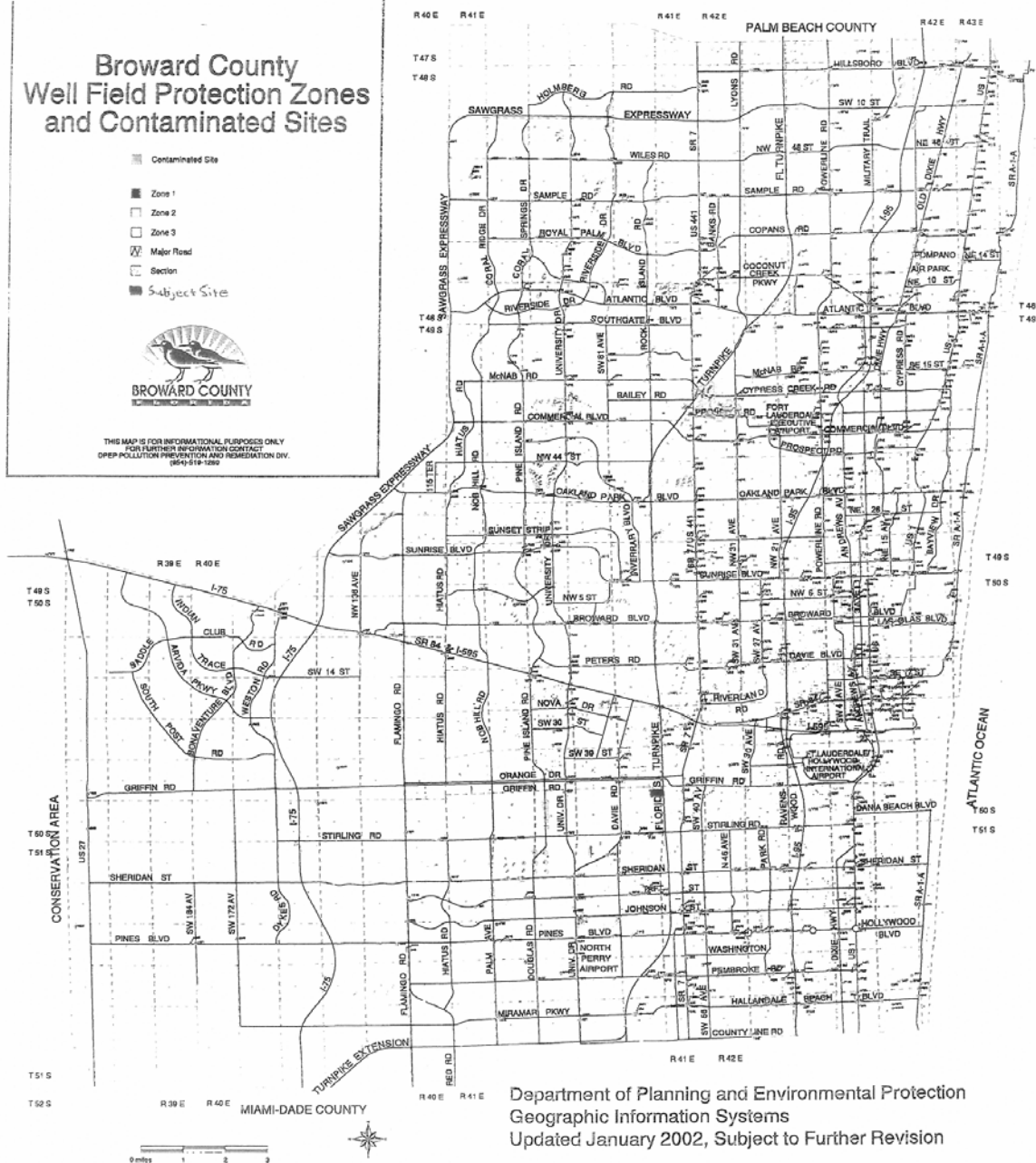
APPENDIX 16

Broward County Well Field Protection Zones and Contaminated Sites

- Contaminated Site
- Zone 1
- Zone 2
- Zone 3
- Major Road
- Section
- Subject Site



THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY
FOR FURTHER INFORMATION CONTACT
DPEP POLLUTION PREVENTION AND REMEDIATION DIV.
(954) 519-1259



Department of Planning and Environmental Protection
Geographic Information Systems
Updated January 2002, Subject to Further Revision

APPENDIX 17

11

— SOIL BOUNDARIES

Ok - OKEE!ANTA MUICK

(IN FEET)

1 INCH = 800 FEET

SOILS MAP**DAVIE CORPORATE PARK**

BROWARD COUNTY, FLORIDA

FOR: INDUSTRIAL DEVELOPMENTS INTERNATIONAL

WLF

Engineers • Planners • Surveyors
Landscape Architects
Environmental Professionals

1800 N. Douglas Road, Suite 100
Pineblake Place, Florida 33024
(407)438-7900 Fax: (407)438-8664
Cert. of Accreditation No. 0560

MEMBER, NAE